



City of Racine Building Department

730 Washington Avenue
Racine, WI 53403
Phone (262) 636-9464
FAX (262) 636-9329

PERMIT APPLICATION

Permit Type	COMMERCIAL RENOVATION	Date Issued	
Project Address	915 WASHINGTON AVE	Permit Status	
Secondary Address			
Parcel ID	276 0000 368 7004	Issued By	
Owner	GROUND CONTROL PROPERTIES	Contractor	
Address	2023 W. FULLERTON	Address	
City	CHICAGO	City	
State	IL Zip 60647	State	Zip
Phone	773 - 491 - 6427	Phone	
E-mail	M.REA@VMBWHOLESALE.COM	Fax	
		E-mail	
Applicant	GENESIS ARCHITECTURE	License No.	
Address	1055 PEARCE DR. STE D	Expiration Date	
City	RACINE	Project Type	
State	WI Zip 53406		
Phone / Fax	262 - 752 - 1894	Permit Value	
Business Name:	GENESIS ARCHITECTURE	Permit Fee	

Downtown Review Required	<input checked="" type="radio"/> Yes <input type="radio"/> No
Downtown Review Approved	<input type="radio"/> Yes <input type="radio"/> No

Conditional Use Required	<input type="radio"/> Yes <input type="radio"/> No
Conditional Use Approved	<input type="radio"/> Yes <input type="radio"/> No
Resolution No	Date

Zoning Board of Appeals Requested	<input type="radio"/> Yes <input type="radio"/> No
Zoning Board of Appeals Approved	<input type="radio"/> Yes <input type="radio"/> No
Appeal No	
Bldg Board of Appeals Requested	<input type="radio"/> Yes <input type="radio"/> No
Bldg Board of Appeals Approved	<input type="radio"/> Yes <input type="radio"/> No
Appeal No	

Comments

Receipt No.

PCA

CensusTract

FloodPlain ☐

Zoning

Project Description

Name of Business

Number of Units 0

Area 0

Volume 0

ConstructionType

TOTAL FEE'S MUST BE ROUNDED UP TO NEXT DOLLAR AMOUNT



DEPARTMENT OF CITY DEVELOPMENT



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. Administrative 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. Location of signage, with setbacks 	<input type="checkbox"/>	
4. 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"/>	
5. Lighting Plan <ol style="list-style-type: none"> 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. Floor Plan <ol style="list-style-type: none"> 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"/>	
7. Signage Plan <ol style="list-style-type: none"> a. dimensioned color elevations of signage b. A diagram showing the location of the proposed signage 	<input type="checkbox"/>	



(262) 636-9151



CityDevelopment@cityofracine.org



730 Washington Avenue, Room 102
Racine, Wisconsin 53403



www.buildupracine.org



DEPARTMENT OF CITY DEVELOPMENT



Required Submittal Item	Applicant Submitted	City Received
8. 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"/>	
9. Building Material Samples (if making exterior changes)	<input type="checkbox"/>	

Acknowledgement and authorization signatures

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: 6-24-21

Applicant Signature (acknowledgement):

Date: 6-24-21



(262) 636-9151



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730 Washington Avenue, Room 102
Racine, Wisconsin 53403



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Application for Administrative Review

Applicant Name: VMB WHOLE SALE

Address: 3402 13th PLACE City: KENOSHA

State: WI Zip: 53144

Telephone: 773-491-6427 Cell Phone: -

Email: M. REA @ VMB WHOLE SALE.COM

Agent Name: GENESIS ARCHITECTURE

Address: 1055 PRAIRIE DR. SUITE D City: RACINE

State: WI Zip: 53406

Telephone: 262-752-1894 Cell Phone: -

Email: ERIK @ GENESIS ARCHITECTURE.COM

Property Address (Es): 915 WASHINGTON AVE

Current Zoning: B-3, 1-2

Current/Most Recent Property Use: AUTO REPAIR GARAGE

Proposed Use: AUTO REPAIR GARAGE





MY REA PROPERTIES LLC

2845 W. BELMONT
CHICAGO, IL 60618
(773) 267-2221

JPMORGAN CHASE BANK, N.A.
2-1/710

1518

6/22/2021

PAY TO THE
ORDER OF

CITY OF RACINE, WISCONSIN

\$ **150.00

One Hundred Fifty and 00/100

DOLLARS

CITY OF RACINE, WISCONSIN
730 WASHINGTON AVE.
RACINE, WISCONSIN 53403



AUTHORIZED SIGNATURE

MEMO

915 W Washington Ave Permit Application

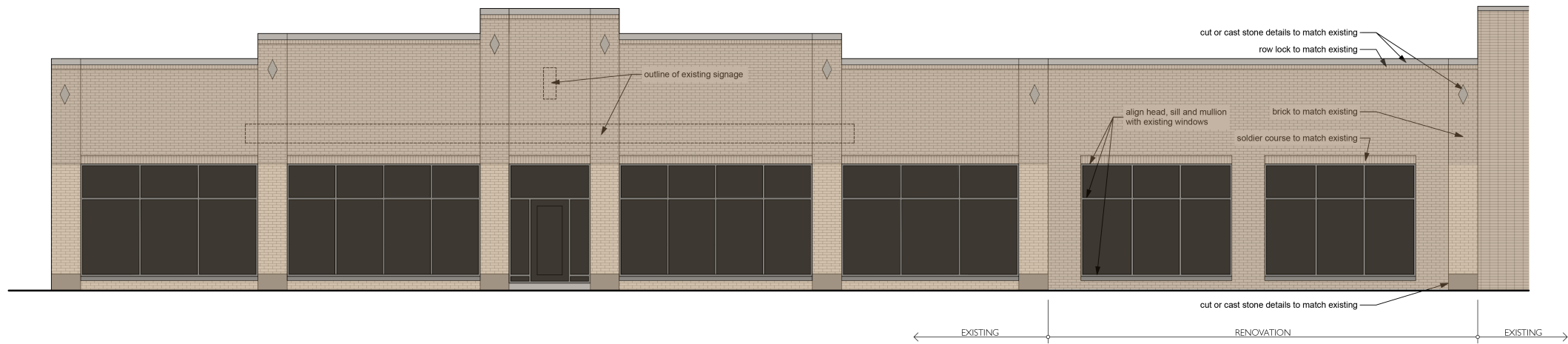
⑈007578⑈ ⑆071000013⑆

720937650⑈

Security features. Details on back.



N:\Volumes\LaCe 818\ARCHITECTURE\PROJECTS\REA\Architectural Documentation\ArchCAD Plans\REA_060121-CH.ppt



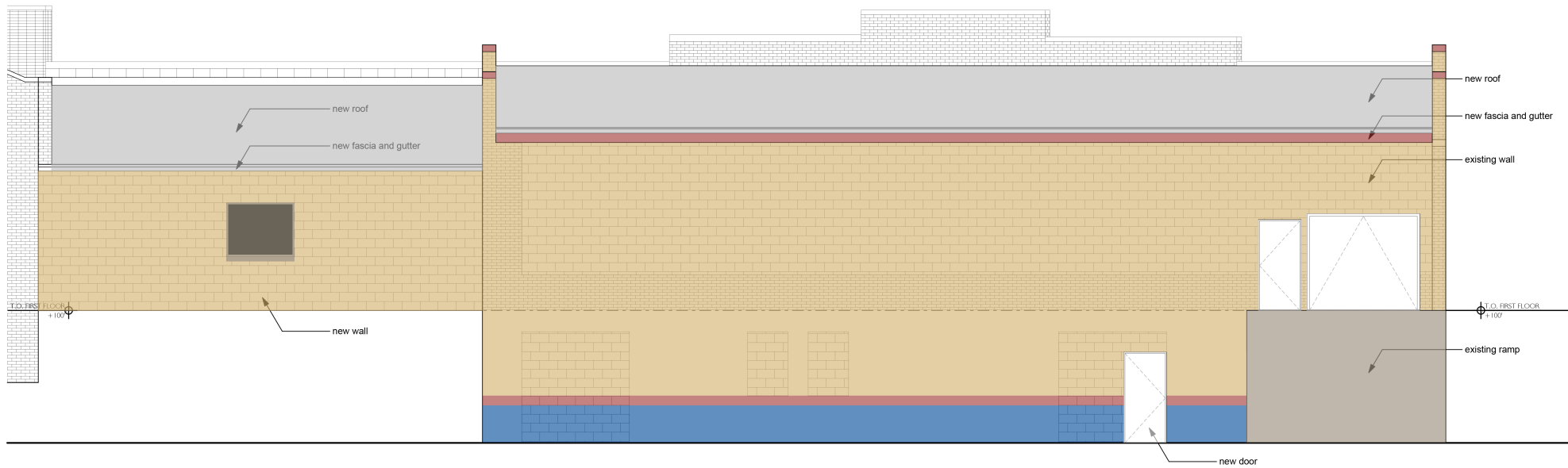
WEST ELEVATION

SCALE: 3/32" = 1'-0"

1
A2.1

ELEVATION NOTES

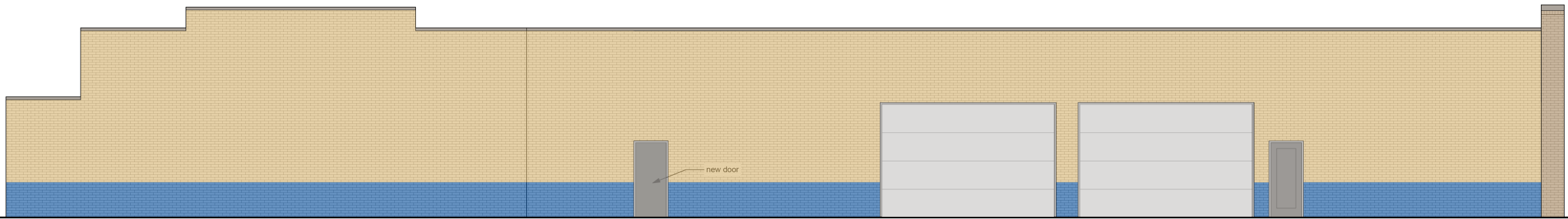
1. CONTRACTOR TO VERIFY FINAL DIMENSIONS FOR EXTERIOR TRIM MEMBERS AND BRICK/STONE PATTERNS WITH THE ARCHITECT PRIOR TO CONSTRUCTION.



EAST ELEVATION

SCALE: 3/32" = 1'-0"

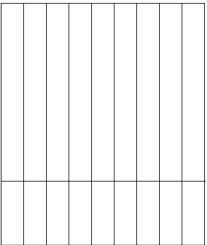
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A2.1



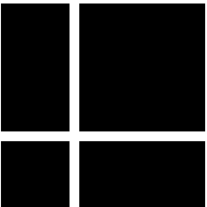
NORTH ELEVATION

SCALE: 3/32" = 1'-0"

3
A2.1



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PLANS IS PROHIBITED BY LAW



GENESIS
Architecture, LLC

1055 PRAIRIE DRIVE, SUITE D
RACINE, WISCONSIN 53406
TEL . 262-752-1894
FAX . 262-752-1895
www.genesisarchitecture.com
office@genesisarchitecture.com

6/1/21

A2.1



- SITE PLAN NOTES:
- 1.) Extents of building and setbacks to remain unchanged.
 - 2.) Lot line information derived from Racine County GIS.
 - 3.) Existing lighting to remain.
 - 4.) Existing landscaping to remain.

SITE PLAN

SCALE: 1" = 30'



SHEET INDEX	
A0.0	SITE PLAN
A1.0	EXISTING/DEMO FLOOR PLAN
A1.1	EXISTING/DEMO ROOF PLAN
A1.2	FLOOR PLANS
A1.3	ROOF PLAN
A2.1	EXTERIOR ELEVATIONS

Project Title:

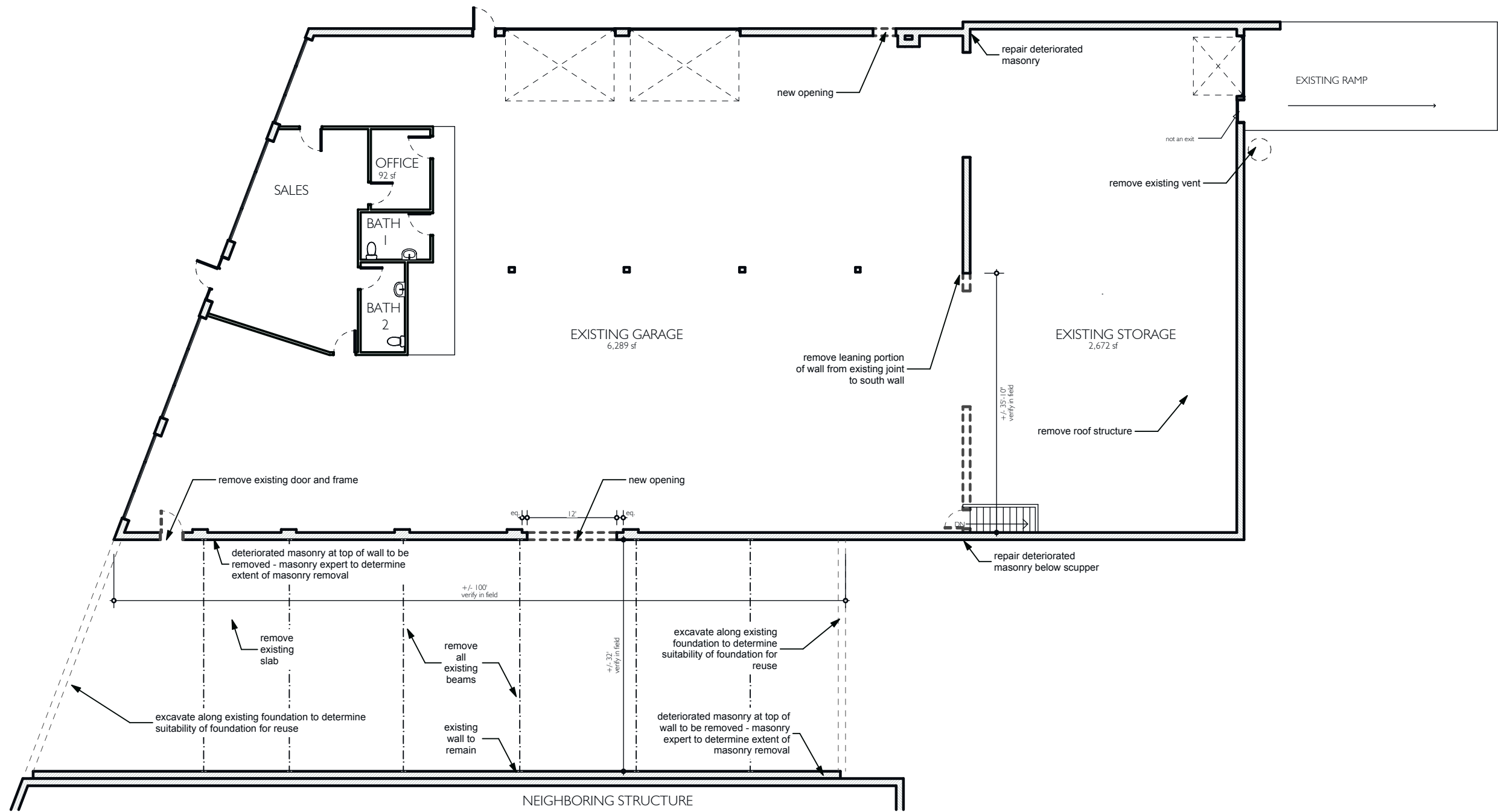
AUTO REPAIR GARAGE
PROJECT # 10554
915 WASHINGTON AVE
RACINE, WI 53403

6929 MARINER DR. SUITE A
RACINE, WISCONSIN 53406
TEL . 262-752-1894
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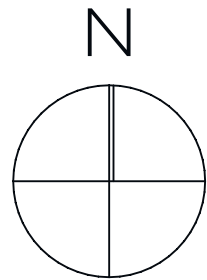
A0.0

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6/22/21



EXISTING / DEMO FLOOR PLAN

SCALE: 1/16" = 1'-0"



A1.0

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6/22/21

AUTO REPAIR GARAGE

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915 WASHINGTON AVE
RACINE, WI 53403

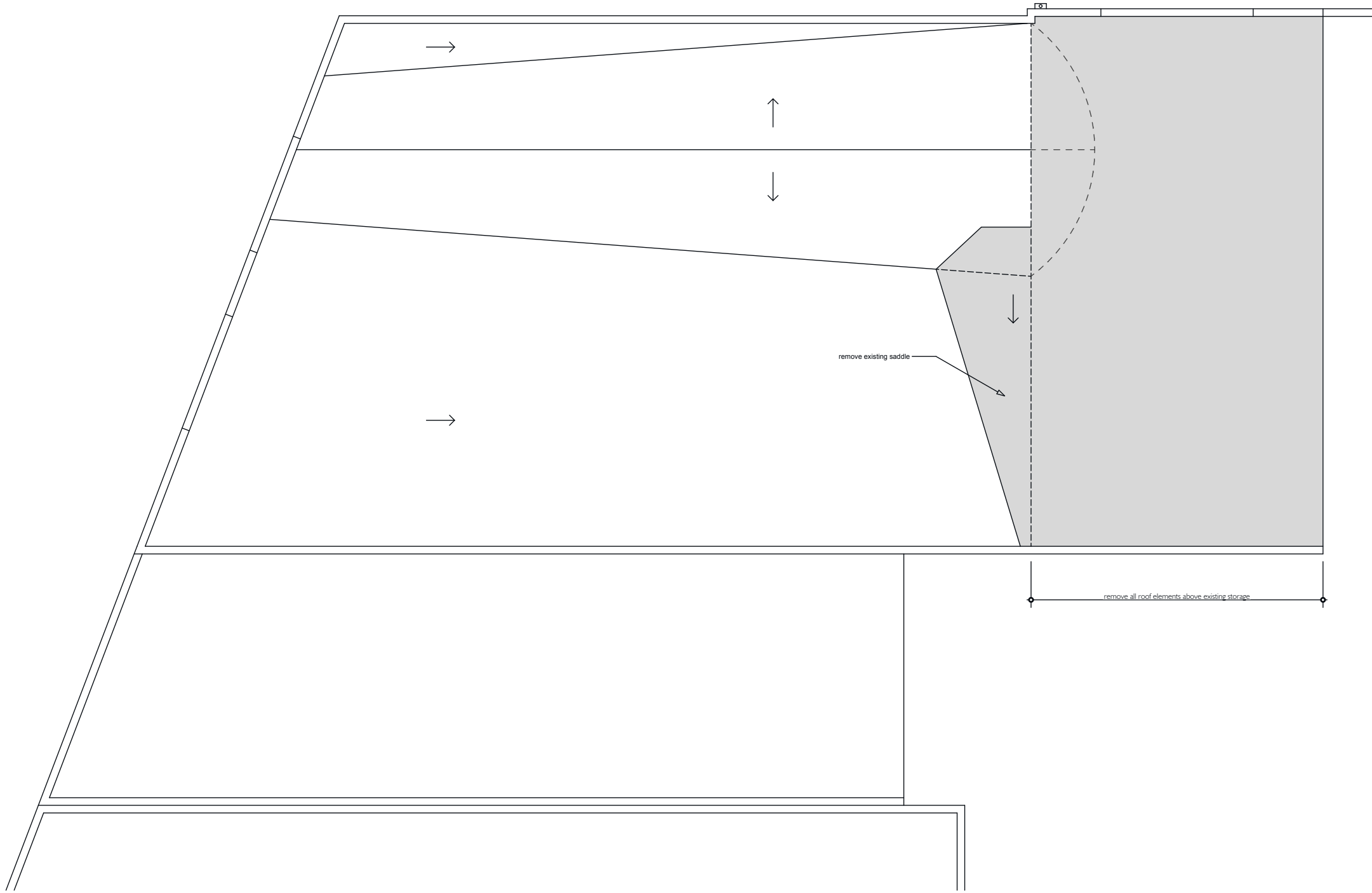
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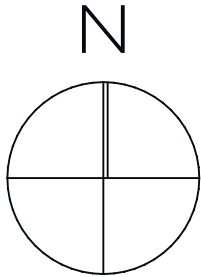


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EXISTING / DEMO ROOF PLAN

SCALE: 1/16" = 1'-0"



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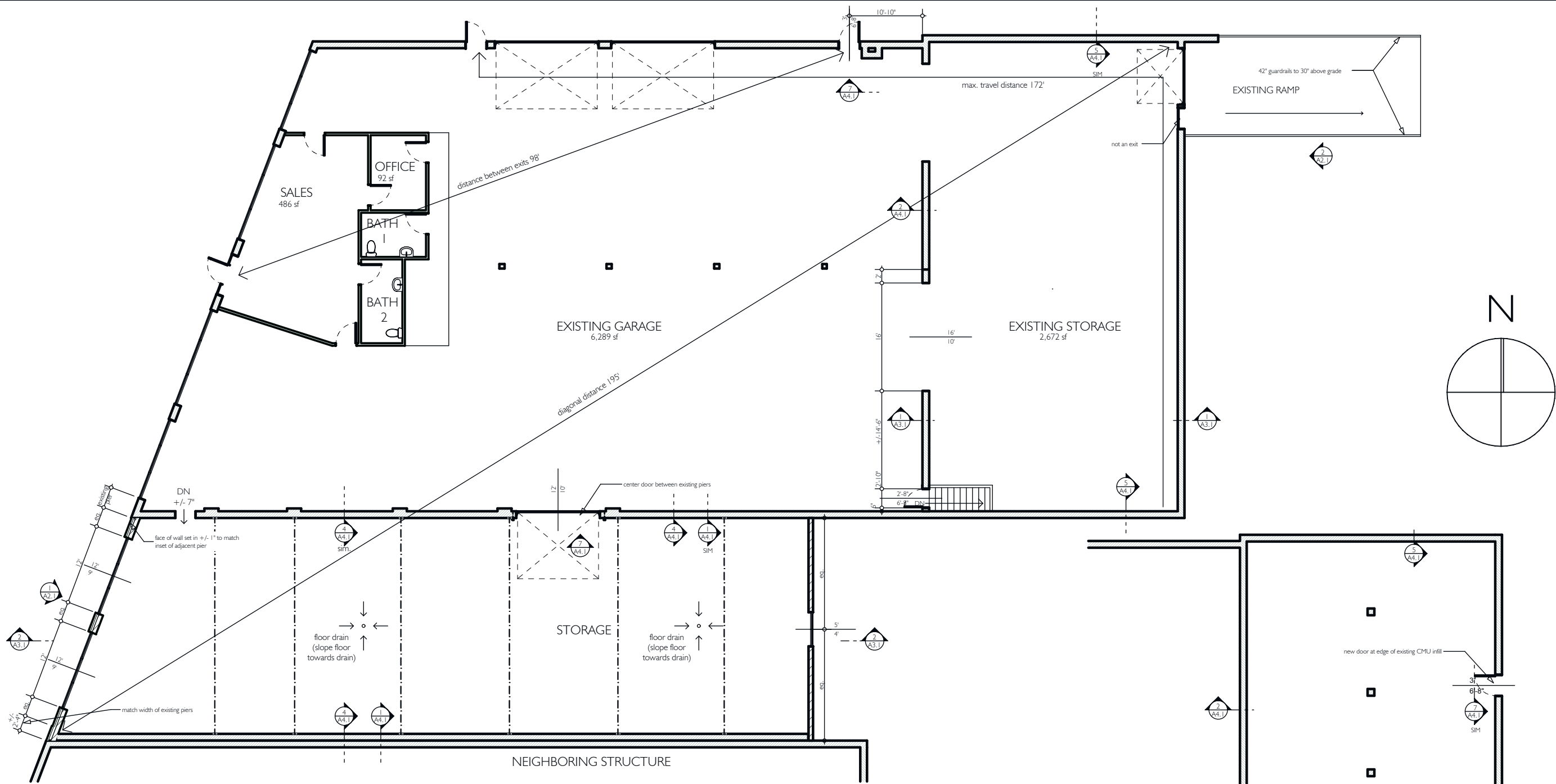
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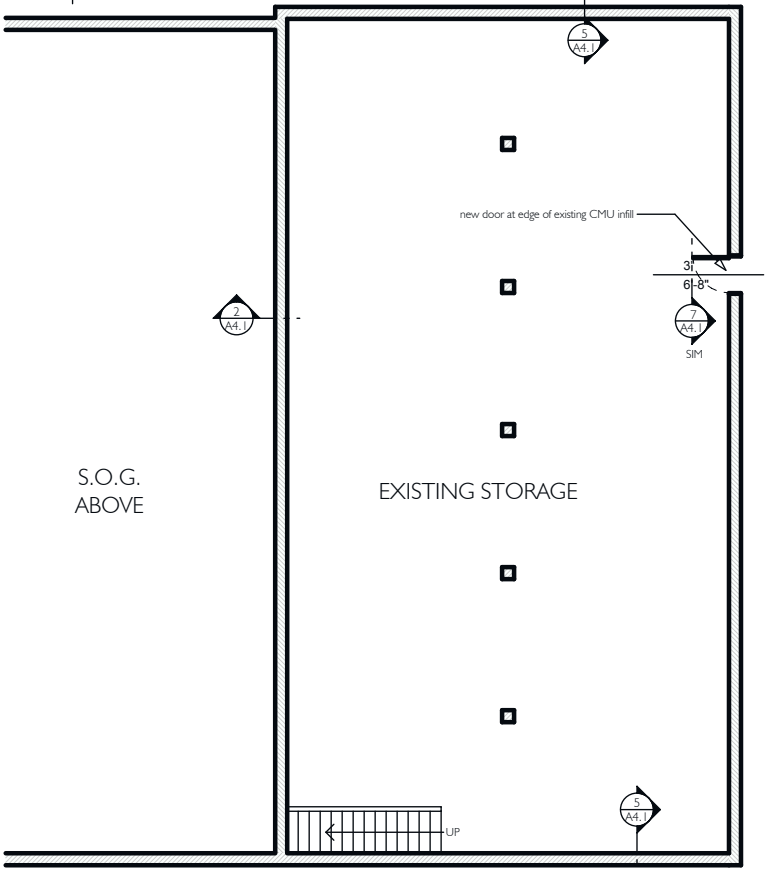
AI.1

Date Issued:
6/22/21



FLOOR PLAN

SCALE: 1/16" = 1'-0"

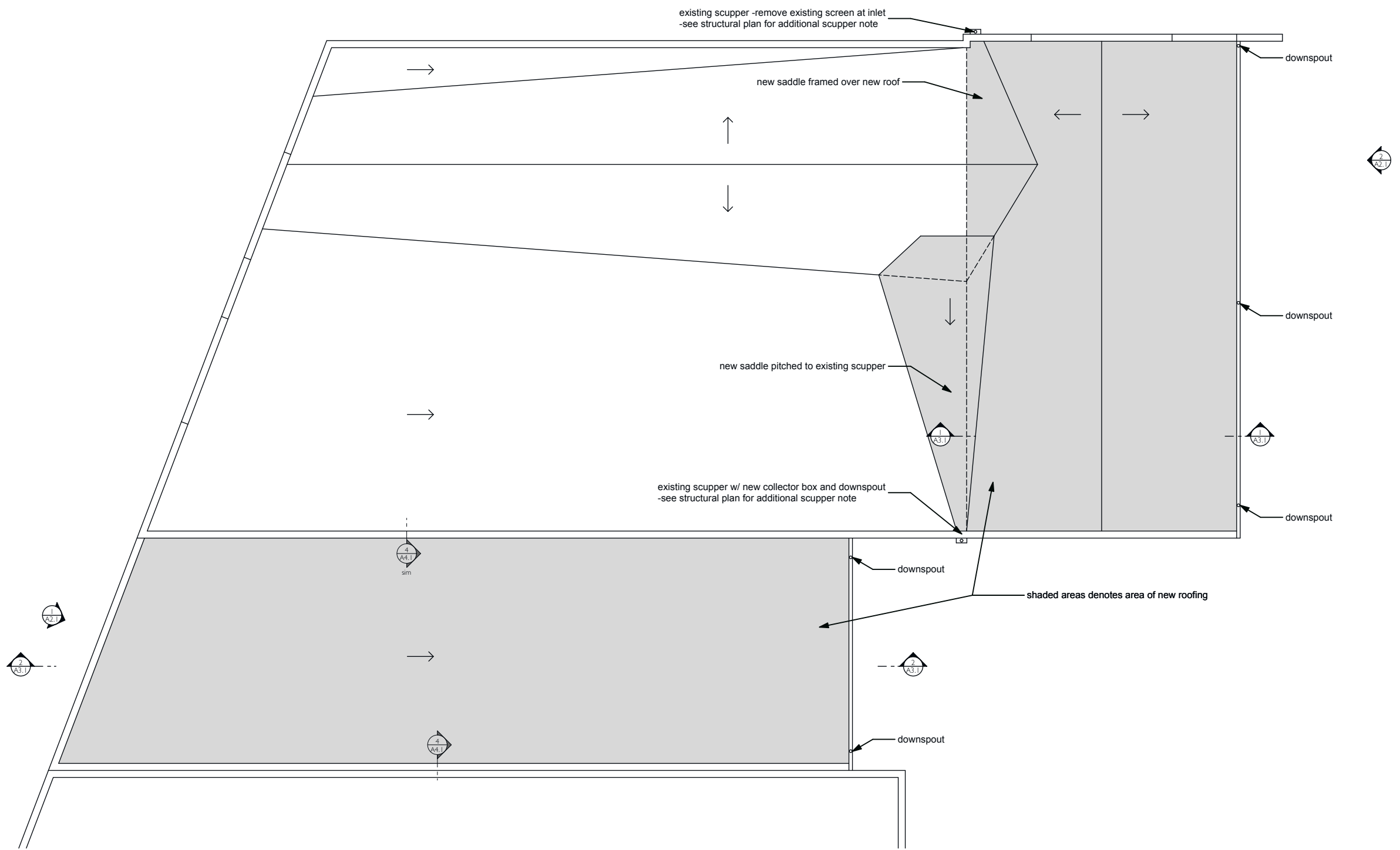


BASEMENT FLOOR PLAN

SCALE: 1/16" = 1'-0"

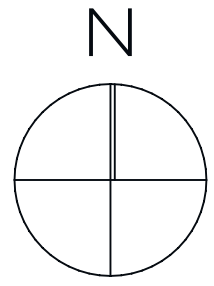


A1.2	
AUTO REPAIR GARAGE	
PROJECT # 10554	
915 WASHINGTON AVE	
RACINE, WI 53403	
Date issued: 6/22/21	
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ROOF PLAN

SCALE: 1/16" = 1'-0"



 GENESIS Architecture, LLC	Project Title:	AUTO REPAIR GARAGE PROJECT # 10554 915 WASHINGTON AVE RACINE, WI 53403	
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