



Property Address:

819 Memorial Dr
Racine, WI

Dear Citizens, Neighbors and Friends,

The Dollar Tree segment offers merchandise at the fixed price of \$ 1.25. It provides consumable merchandise, which includes everyday consumables, such as household paper and chemicals, food, candy, health, personal care products, and frozen and refrigerated food; variety merchandise comprising toys, durable housewares, gifts, stationery, party goods, greeting cards, softlines, arts and crafts supplies, and seasonal goods that include Christmas, Easter, Halloween, and Valentine's Day merchandise.

Our store will be open 7 days a week Monday thru Sunday – 9am to 9pm.

We hire 18-22+ employees from the surrounding community. Our positions range from Area Manager, Store Managers, Assistant SMs, Full Time Employees & Part Time Employees.

At Dollar Tree, primary goal is to build a diverse and inclusive workforce where our individual differences are respected and appreciated.

We get truck deliveries Once to Twice a week and our snack vendors can vary.
Our plan is to have our Grand Opening early Q4 2024.

Company:

Dollar Tree, Inc. operates discount variety retail stores. The company operates in two segments, Dollar Tree and Family Dollar. Dollar Tree, Inc. is an American multi-price-point chain of discount variety stores. Headquartered in Chesapeake, Virginia, it is a Fortune 150 company and operates 17,800+ stores throughout the 48 contiguous U.S. States, and Canada. The company was founded in 1986 and is based in Chesapeake, Virginia.

If anyone has any questions – please feel free to reach out to us.

STORE SUPPORT CENTER
500 Volvo Parkway | Chesapeake, Virginia 23320 | www.dollartree.com

DESIGNS PREPARED FOR:

DOLLAR TREE®

SITE ADDRESS:

819 NORTH MEMORIAL DR
RACINE, WI 53404

JOB NUMBER:

309837

SALES REPRESENTATIVE:

M. BJORKLUND

PROJECT MANAGER:

J. LAVINSKY

DESIGN REVISIONS:

REV. #	DATE	DESIGNER	REVISION COMPLETED	INTERNAL	PERMIT	CLIENT	REV. #	DATE	DESIGNER	REVISION COMPLETED	INTERNAL	PERMIT	CLIENT
1	12.18.25	LAH	ADD GREEN BAND TO ELEVATION / CL.1 LOCATION			●	16						
2	01.06.26	LAH	UPDATED TO 42", ADDED CL.3 TO REAR ELEVATION			●	17						
3	01.09.26	LAH	CL.1: UPDATED TO 36", CL.2: UPDATED TO 36", CL.3: UPDATED TO 30"			●	18						
4	01.13.26	LAH	UPDATED CODE BOX		●		19						
5	01.28.26	LAH	REDUCED CL.3 TO 24", CL.2 TO 30"		●		20						
6	02.02.26	LAH	UPDATED ALL CL TO 30"		●		21						
7							22						
8							23						
9							24						
10							25						
11							26						
12							27						
13							28						
14							29						
15							30						

JONES SIGN

Your Vision. Accomplished.

A MORTENSEN COMPANY

JOB #: 309837_R5

DATE: 12.15.2025

DESIGNER: L. HOLTON

SALES REP: M. BJORKLUND

PROJ MGR: J. LAVINSKY

REQUIRED:

☐ FIELD SURVEY

☐ PAINT COLOR

☐ FONTS

☐ VECTOR ARTWORK

☐ CLIENT PMS COLOR

☐ ENGINEERING

OTHER:

LANDLORD APPROVAL

DATE

CLIENT APPROVAL

DATE

DOLLAR TREE

819 NORTH MEMORIAL DR

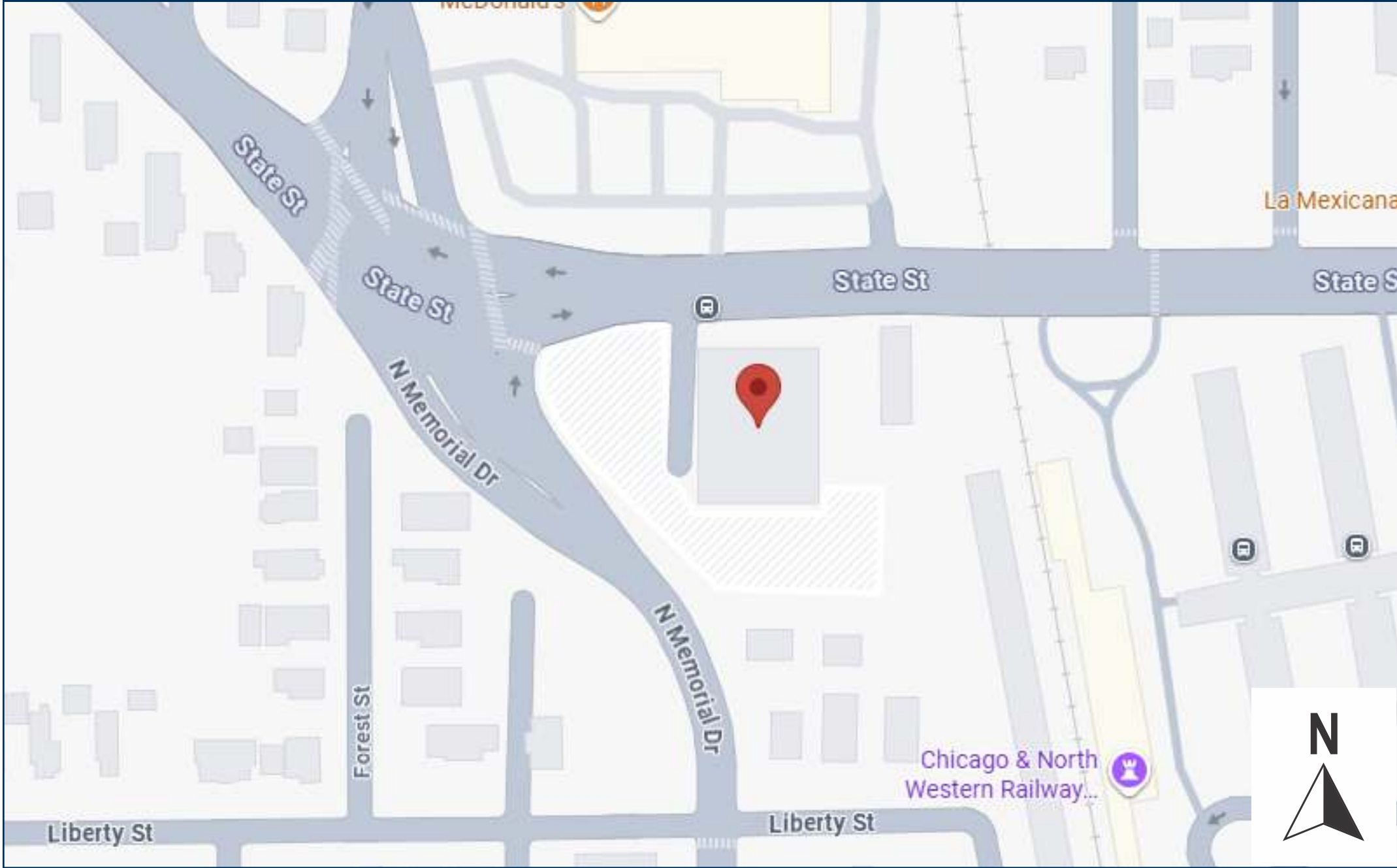
RACINE, WI 53404

SHEET NUMBER

1.0

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VICINITY MAP



SIGN CODE REVIEW

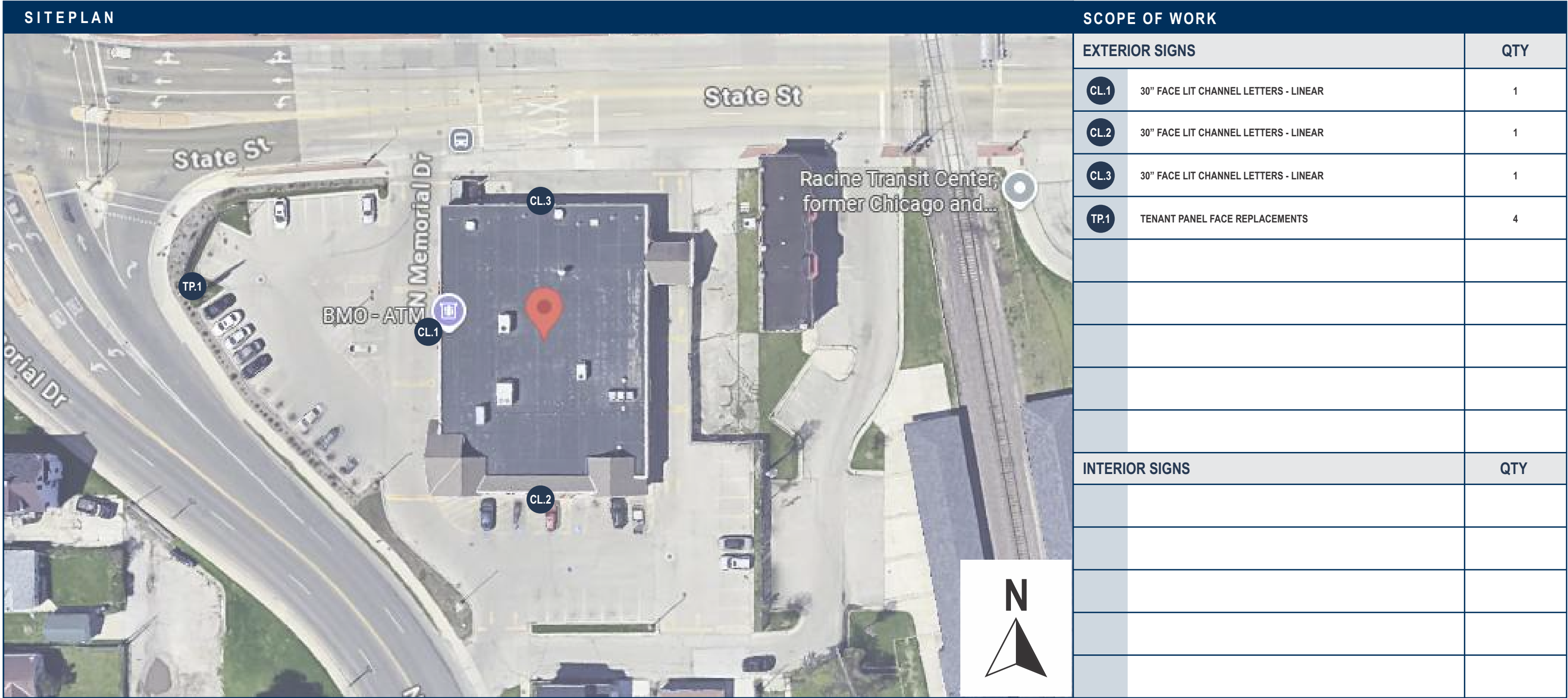
2 SQ FT PER LINEAR FOOT OF FRONTAGE
PERMIT TURN-AROUND TIME 20-30 DAYS

TOTAL AGGREGATE ALLOWED IS 280SF INCLUDING PYLON PANELS
CALCULATION FOR SF MUST BE BOXED
VARIANCE: MUST PROVE HARDSHIP. APPROVAL NOT LIKELY

SCALE: NTS

JONES SIGN Your Vision. Accomplished. A MORTENSEN COMPANY	JOB #: 309837_R5 DATE: 12.15.2025 DESIGNER: L. HOLTON SALES REP: M. BJORKLUND PROJ MGR: J. LAVINSKY	REQUIRED: ☐ FIELD SURVEY ☐ VECTOR ARTWORK ☐ PAINT COLOR ☐ CLIENT PMS COLOR ☐ FONTS ☐ ENGINEERING
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OTHER:

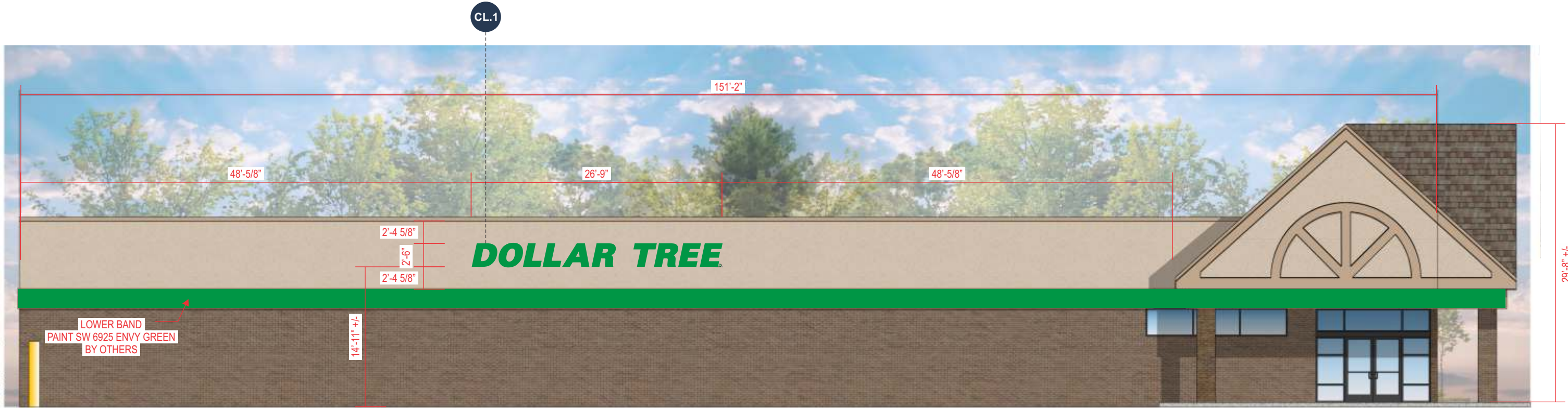


SCALE: NTS

JONES SIGN Your Vision. Accomplished. A MORTENSEN COMPANY	JOB #: 309837_R5 DATE: 12.15.2025 DESIGNER: L. HOLTON SALES REP: M. BJORKLUND PROJ MGR: J. LAVINSKY	REQUIRED:	LANDLORD APPROVAL	DATE	DOLLAR TREE	DOLLAR TREE 819 NORTH MEMORIAL DR RACINE, WI 53404	SHEET NUMBER 3.0
		☐ FIELD SURVEY ☐ VECTOR ARTWORK ☐ PAINT COLOR ☐ CLIENT PMS COLOR ☐ FONTS ☐ ENGINEERING OTHER:	CLIENT APPROVAL	DATE			

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FRONT ELEVATION



FRONT ELEVATION - PROPOSED
SCALE: 3/32" = 1'-0"

PROPOSED REPRESENTATION IS NOT TO EXACT SCALE AND PROPORTIONS MAY VARY FROM ACTUAL SIZING

SIGN CODE/MAXIMUM ALLOWABLE SIGNAGE
Allowed: 280 Used: 66.88 SF Sign Type: Face-Lit Channel Letters TOTAL AGGREGATE ALLOWED IS 280 SF INCLUDING PYLON PANELS CALCULATION FOR SF MUST BE BOXED VARIANCE: MUST PROVE HARDSHIP. APPROVAL NOT LIKELY
PERMITTING:
Time: 20-30 day turnaround
Action:
Expiration:



EXISTING CONDITIONS
SCALE: NTS

JONES SIGN Your Vision. Accomplished. A MORTENSEN COMPANY	JOB #: 309837_R5 DATE: 12.15.2025 DESIGNER: L. HOLTON SALES REP: M. BJORKLUND PROJ MGR: J. LAVINSKY	REQUIRED: ☐ FIELD SURVEY ☐ PAINT COLOR ☐ FONTS ☐ VECTOR ARTWORK ☐ CLIENT PMS COLOR ☐ ENGINEERING OTHER:	LANDLORD APPROVAL	DATE	DOLLAR TREE 819 NORTH MEMORIAL DR RACINE, WI 53404	SHEET NUMBER 4.0
			CLIENT APPROVAL	DATE		

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RIGHT ELEVATION



RIGHT ELEVATION - PROPOSED
SCALE: 3/32" = 1'-0"

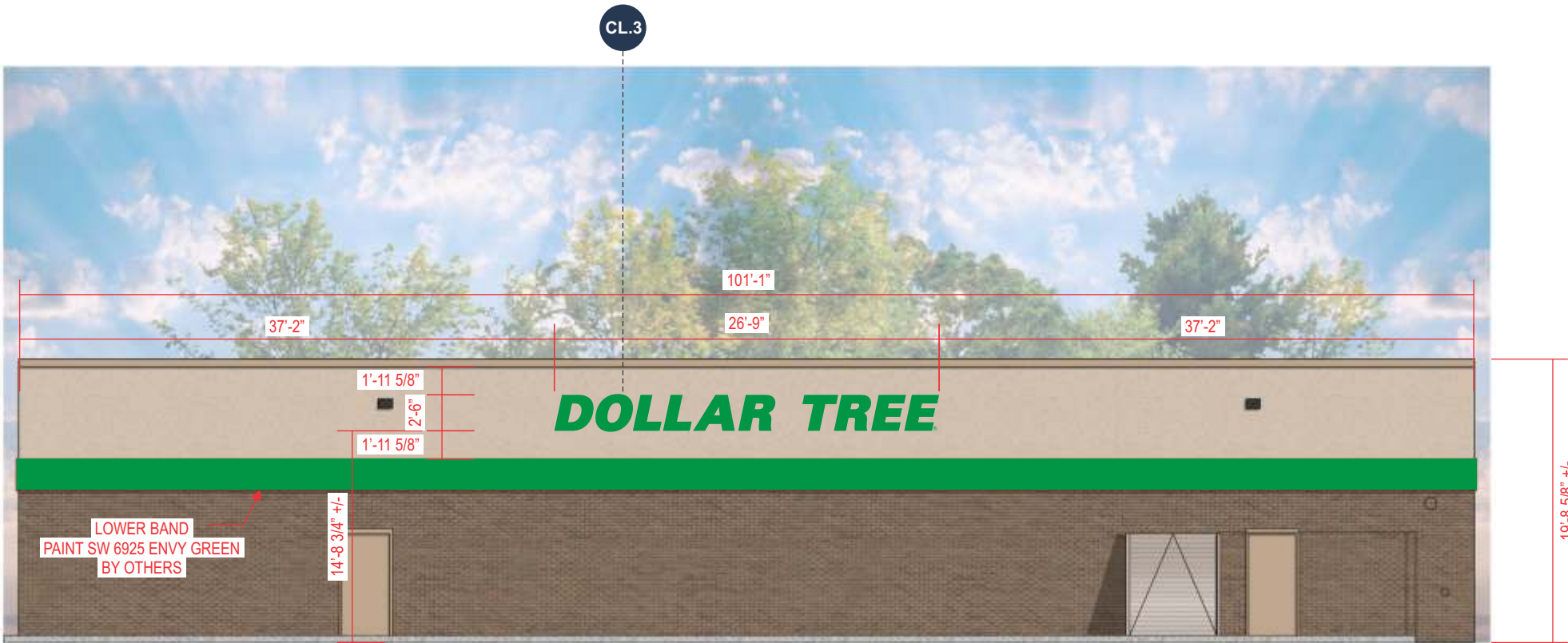
PROPOSED REPRESENTATION IS NOT TO EXACT SCALE AND PROPORTIONS MAY VARY FROM ACTUAL SIZING

SIGN CODE/MAXIMUM ALLOWABLE SIGNAGE
Allowed: 280 Used: 66.88 SF Sign Type: Face-Lit Channel Letters TOTAL AGGREGATE ALLOWED IS 280 SF INCLUDING PYLON PANELS CALCULATION FOR SF MUST BE BOXED VARIANCE: MUST PROVE HARDSHIP. APPROVAL NOT LIKELY
PERMITTING:
Time: 20-30 day turnaround
Action:
Expiration:

JONES SIGN Your Vision. Accomplished. A MORTENSEN COMPANY	JOB #: 309837_R5 DATE: 12.15.2025 DESIGNER: L. HOLTON SALES REP: M. BJORKLUND PROJ MGR: J. LAVINSKY	REQUIRED: ☐ FIELD SURVEY ☐ PAINT COLOR ☐ FONTS ☐ VECTOR ARTWORK ☐ CLIENT PMS COLOR ☐ ENGINEERING OTHER:	LANDLORD APPROVAL	DATE	DOLLAR TREE	DOLLAR TREE 819 NORTH MEMORIAL DR RACINE, WI 53404	SHEET NUMBER 5.0
			CLIENT APPROVAL	DATE			

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REAR ELEVATION



REAR ELEVATION - PROPOSED
SCALE: 3/32" = 1'-0"

PROPOSED REPRESENTATION IS NOT TO EXACT SCALE AND PROPORTIONS MAY VARY FROM ACTUAL SIZING

SIGN CODE/MAXIMUM ALLOWABLE SIGNAGE
Allowed: 280 Used: 66.88 SF Sign Type: Face-Lit Channel Letters TOTAL AGGREGATE ALLOWED IS 280 SF INCLUDING PYLON PANELS CALCULATION FOR SF MUST BE BOXED VARIANCE: MUST PROVE HARDSHIP. APPROVAL NOT LIKELY
PERMITTING:
Time: 20-30 day turnaround
Action:
Expiration:

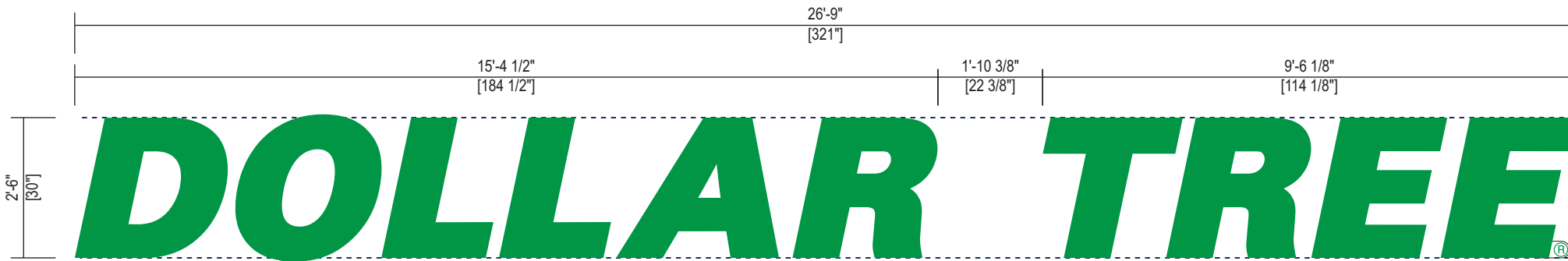
JONES SIGN Your Vision. Accomplished. A MORTENSEN COMPANY	JOB #: 309837_R5 DATE: 12.15.2025 DESIGNER: L. HOLTON SALES REP: M. BJORKLUND PROJ MGR: J. LAVINSKY	REQUIRED: ☐ FIELD SURVEY ☐ PAINT COLOR ☐ FONTS ☐ VECTOR ARTWORK ☐ CLIENT PMS COLOR ☐ ENGINEERING OTHER:	LANDLORD APPROVAL	DATE	DOLLAR TREE	DOLLAR TREE 819 NORTH MEMORIAL DR RACINE, WI 53404	SHEET NUMBER 6.0
			CLIENT APPROVAL	DATE			

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CL.1, CL.2 & CL.3 30" FACE LIT CHANNEL LETTERS - LINEAR - EXTERIOR (Qty 3)

TOTAL SQUARE FOOTAGE: 66.88

ALLOWED: RIGHT: 206.66 SF

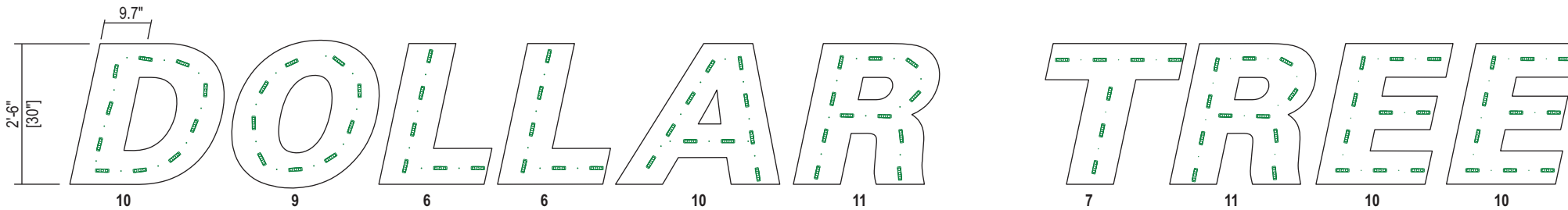


FRONT VIEW
SCALE: 3/8" = 1'-0"

NOTE: POWER OUT OF BOTTOM OF LETTERS



SIDE VIEW
SCALE: $\frac{3}{8}" = 1'-0"$



LED LAYOUT
SCALE: 3/8" = 1'-0"

SPECIFICATIONS:

1. EXISTING FACADE
2. .040" PRE-FINISHED BRONZE ALUMINUM LETTER RETURNS
3. 1" PRE-FINISHED BRONZE JEWELITE CHEMICALLY BONDED TO FACES AND #8 PAN HEAD SCREWS TO RETURNS
4. 3MM SIGNABOND LITE COMPOSITE BACKS FASTENED TO RETURNS w/ 1/2" 18 GAUGE STAPLES / SEAL w/ VOC COMPLIANT 360 WHITE LATEX CAULK TO PREVENT MOISTURE PENETRATION / INTERIOR OF SIGN CAN PAINTED P-6 FOR MAXIMUM ILLUMINATION
5. GREEN LEDs
6. .150" CLEAR LEXAN FACES w/ SECOND SURFACE APPLIED VINYL V-3, V-4
7. DISCONNECT SWITCH UL OUTDOOR RATED TOGGLE TYPE w/ NEOPRENE BOOT PER NEC 600-6
8. PRIMARY ELECTRICAL FEED IN UL CONDUIT / CUSTOMER SUPPLIED UL JUNCTION BOX
9. POWER SUPPLIES WITHIN UL ENCLOSURE w/ REMOVABLE COVER / 1/4" x 1" MIN. SCREWS
10. MOUNTING HARDWARE TO FIT FIELD CONDITIONS

ELECTRICAL NOTES:

- (1) 60W POWER SUPPLY @ 1.2 AMPS EACH / TOTAL AMPS: 4.8
- (2) 20 AMP 120V CIRCUIT REQ.

NOTES:

THIS SIGN IS TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE

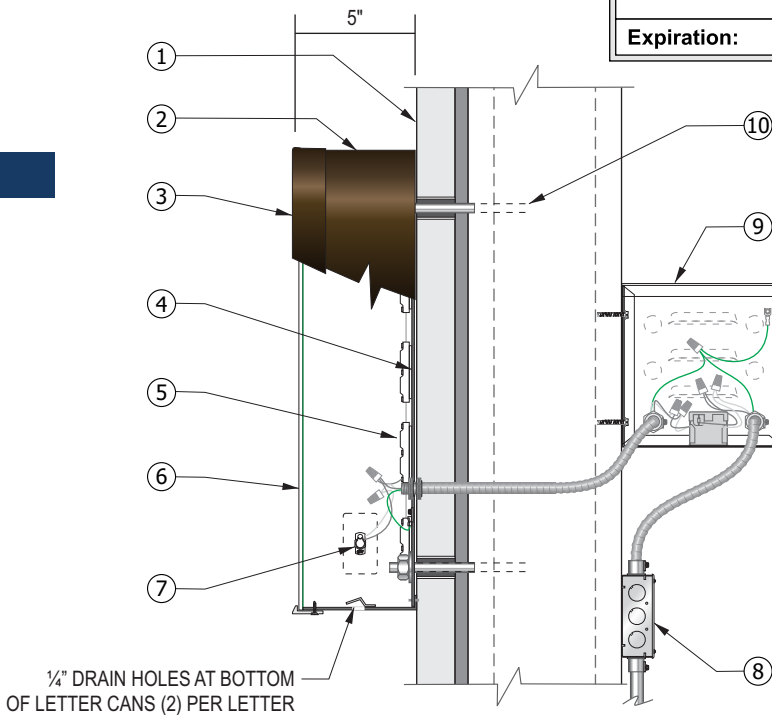
- GROUNDED AND BONDED PER NEC 600.7/NEC 250
- EXISTING BRANCH CIRCUIT IN COMPLIANCE WITH NEC 600.5, NOT TO EXCEED 20 AMPS
- SIGN IS TO BE UL LISTED PER NEC 600.3
- UL DISCONNECT SWITCH PER NEC 600.6 - REQUIRED PER SIGN COMPONENT BEFORE LEAVING MANUFACTURER*

*FOR MULTIPLE SIGNS, A DISCONNECT IS PERMITTED BUT NOT REQUIRED FOR EACH SECTION



COLORS / FINISHES:

- | | | |
|---|-----|---|
|  | P-6 | MP WHITE |
|  | V-3 | 3M 3630-156 VIVID GREEN TRANSLUCENT VINYL |
|  | V-4 | 3M 3635-70 DIFFUSER FILM |



CROSS SECTION VIEW - REMOTE
SCALE: 1 1/2" = 1'-0"

SIGN CODE/MAXIMUM ALLOWABLE SIGNAGE	
CL.1, CL.2 & CL.3 Allowed: 280 Used: 66.88 SF Sign Type: Face-Lit Channel Letters	TOTAL AGGREGATE ALLOWED IS 280 SF INCLUDING PYLON PANELS CALCULATION FOR SF MUST BE BOXED VARIANCE: MUST PROVE HARDSHIP. APPROVAL NOT LIKELY
PERMITTING:	
Time: 20-30 day turnaround	
Action:	
Expiration:	

JONES SIGN
Your Vision. Accomplished.
A MORTENSEN COMPANY

JOB #: 309837 R5

DATE: 12.15.2025

SALES REP: M. BJORKLUND

PROJ MGR: J. LAVINSKY

REQUIRED:

- ☐ FIELD SURVEY ☐ PAINT COLOR ☐ FONTS
☐ VECTOR ARTWORK ☐ CLIENT PMS COLOR ☐ ENGINEERING

OTHER:

LANDLORD APPROVAL

DATE _____

CLIENT APPROVAL

DATE _____

DOLLAR TREM

DOLLAR TREE

819 NORTH MEMORIAL DR
RACINE, WI 53404

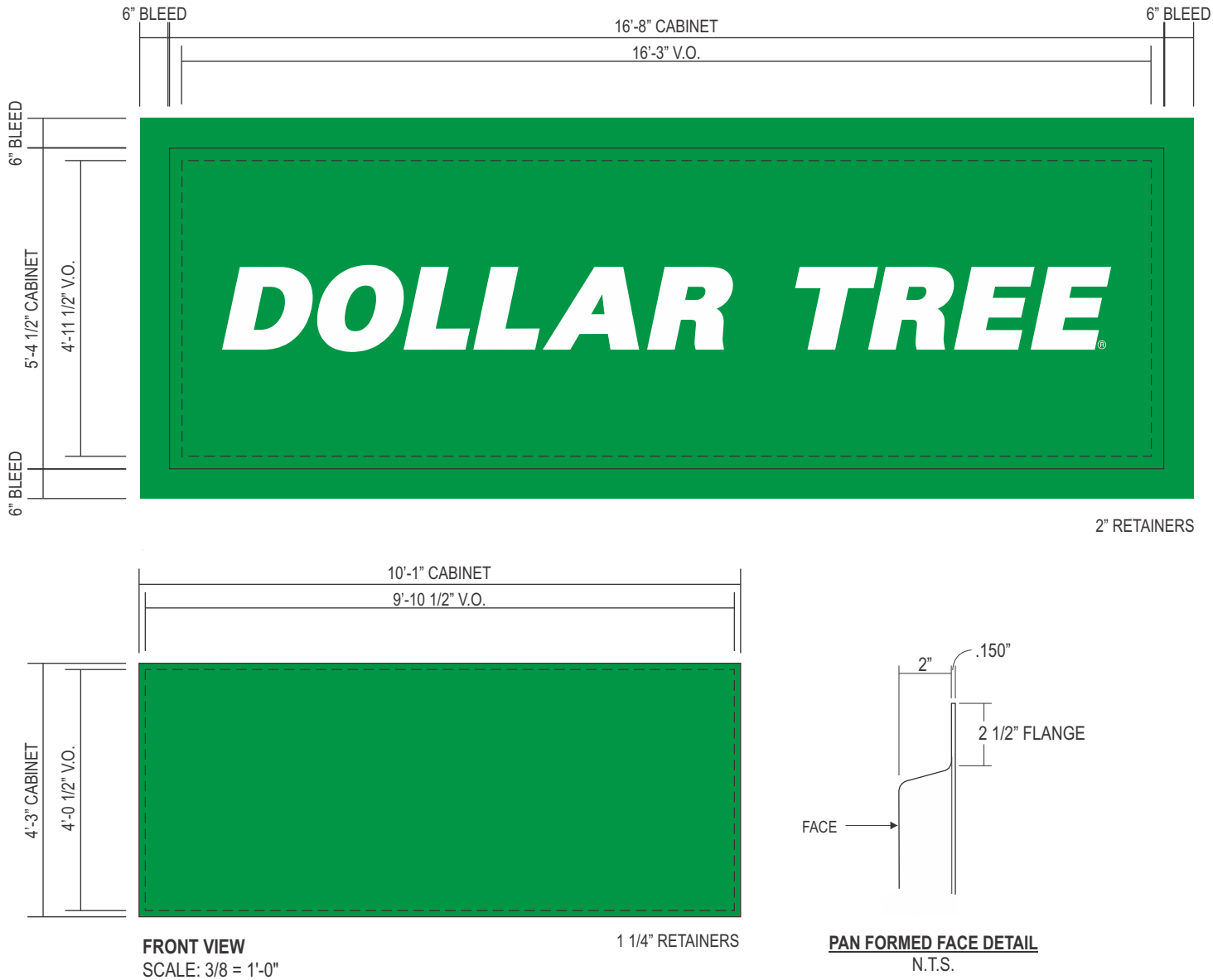
SHEET NUMBER

7.0

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TP.1 REFACE EXISTING D/F PYLON/MONUMENT SIGN WITH NEW POLYCARBONATE SIGN FACES - EXTERIOR (QTY 4 FACES)

SQUARE FOOTAGE: 89.58 + 42.85



PROPOSED SIGNAGE
SCALE: NTS



EXISTING CONDITIONS
SCALE: NTS

SPECIFICATIONS:

- TOP CABINET:
- WHITE FLEXIBLE FACES
 - FIRST SURFACE APPLIED VINYL GRAPHICS **V-3**
- BOTTOM CABINET:
- .150" PAN FORMED POLYCARBONATE FACES,
 - FIRST SURFACE APPLIED VINYL GRAPHICS **V-3**
- PAINT EXISTING CABINET & RETAINERS **P-1**
- PAINT EXISTING POLE **P-4**

COLORS / FINISHES:

- V-3** 3M 3630-156 VIVID GREEN TRANSLUCENT VINYL
- P-1** SW 6925 ENVY
- P-4** SW 7037 BALANCED BEIGE

REQUIRED:

- ☐ FIELD SURVEY ☐ PAINT COLOR ☐ FONTS
- ☐ VECTOR ARTWORK ☐ CLIENT PMS COLOR ☐ ENGINEERING

OTHER:

LANDLORD APPROVAL

DATE

CLIENT APPROVAL

DATE

DOLLAR TREE

DOLLAR TREE

819 NORTH MEMORIAL DR
RACINE, WI 53404

SHEET NUMBER

8.0

JONES SIGN
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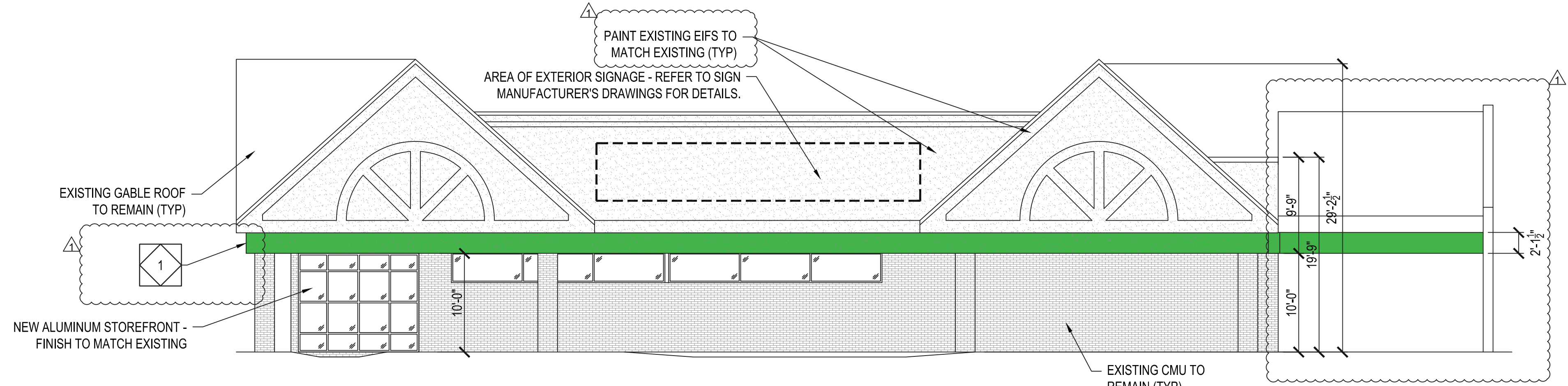
JOB #: **309837_R5**

DATE: 12.15.2025

DESIGNER: L. HOLTON

SALES REP: M. BJORKLUND

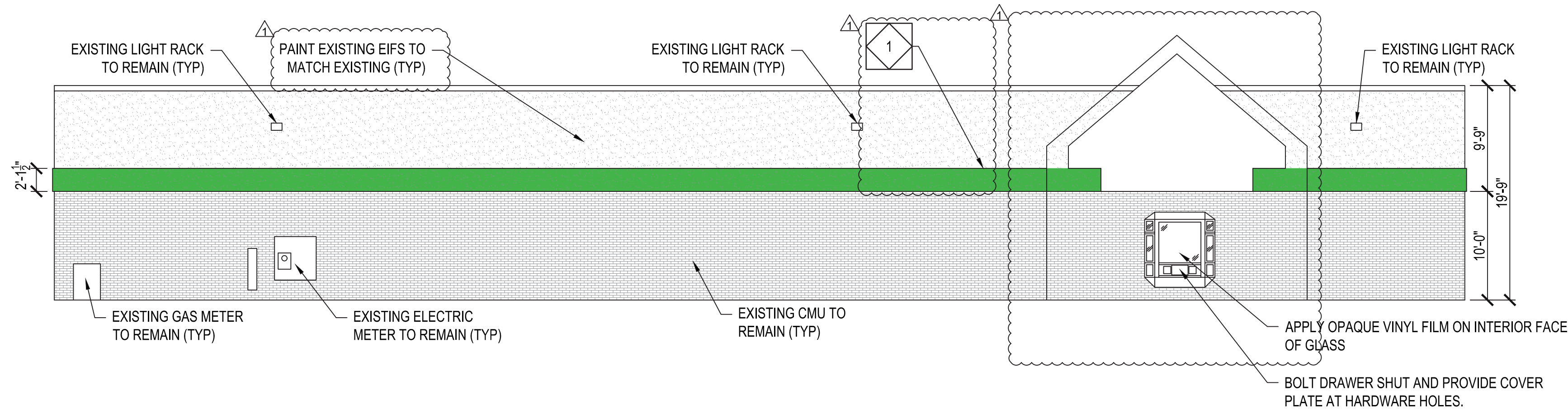
PROJ MGR: J. LAVINSKY



EXTERIOR ELEVATION

SCALE: 1/8"=1'-0"

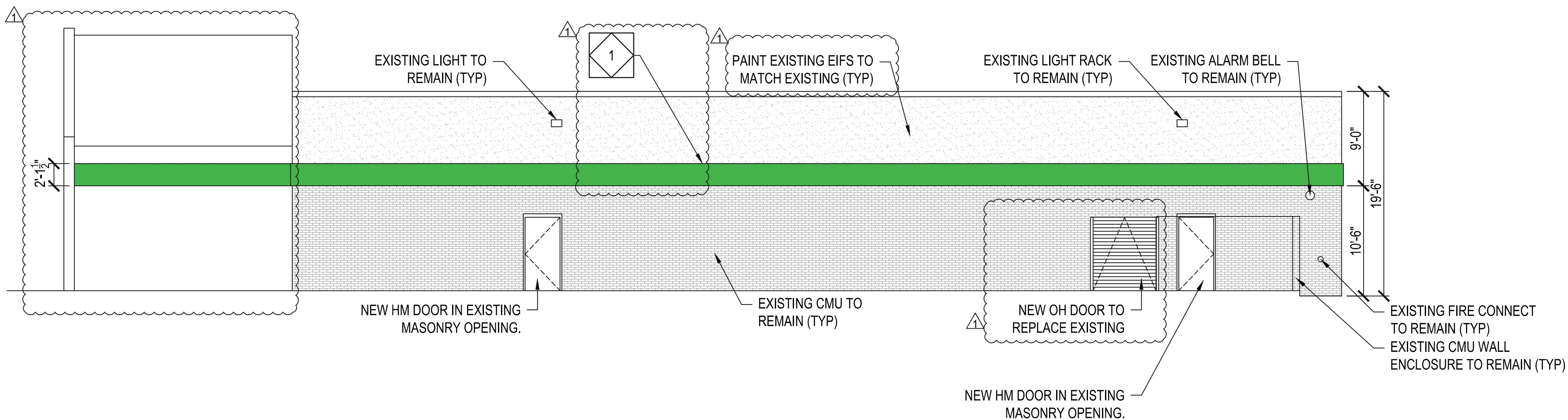
1
A3.1



EXTERIOR ELEVATION

SCALE: 1/8"=1'-0"

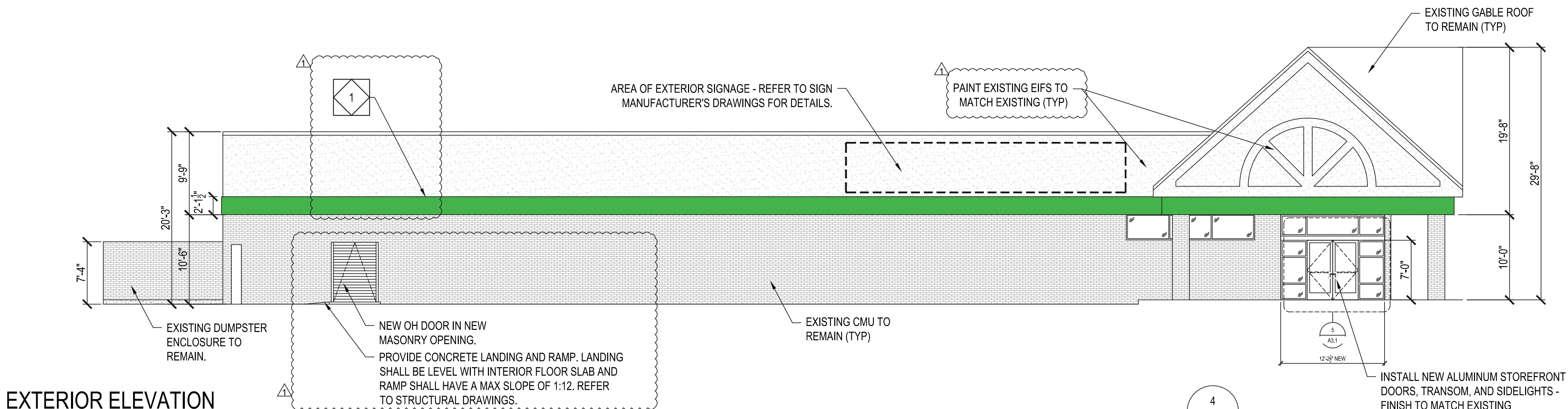
2
A3.1



EXTERIOR ELEVATION

SCALE: 1/8"=1'-0"

3
A3.1



EXTERIOR ELEVATION

SCALE: 1/8"=1'-0"

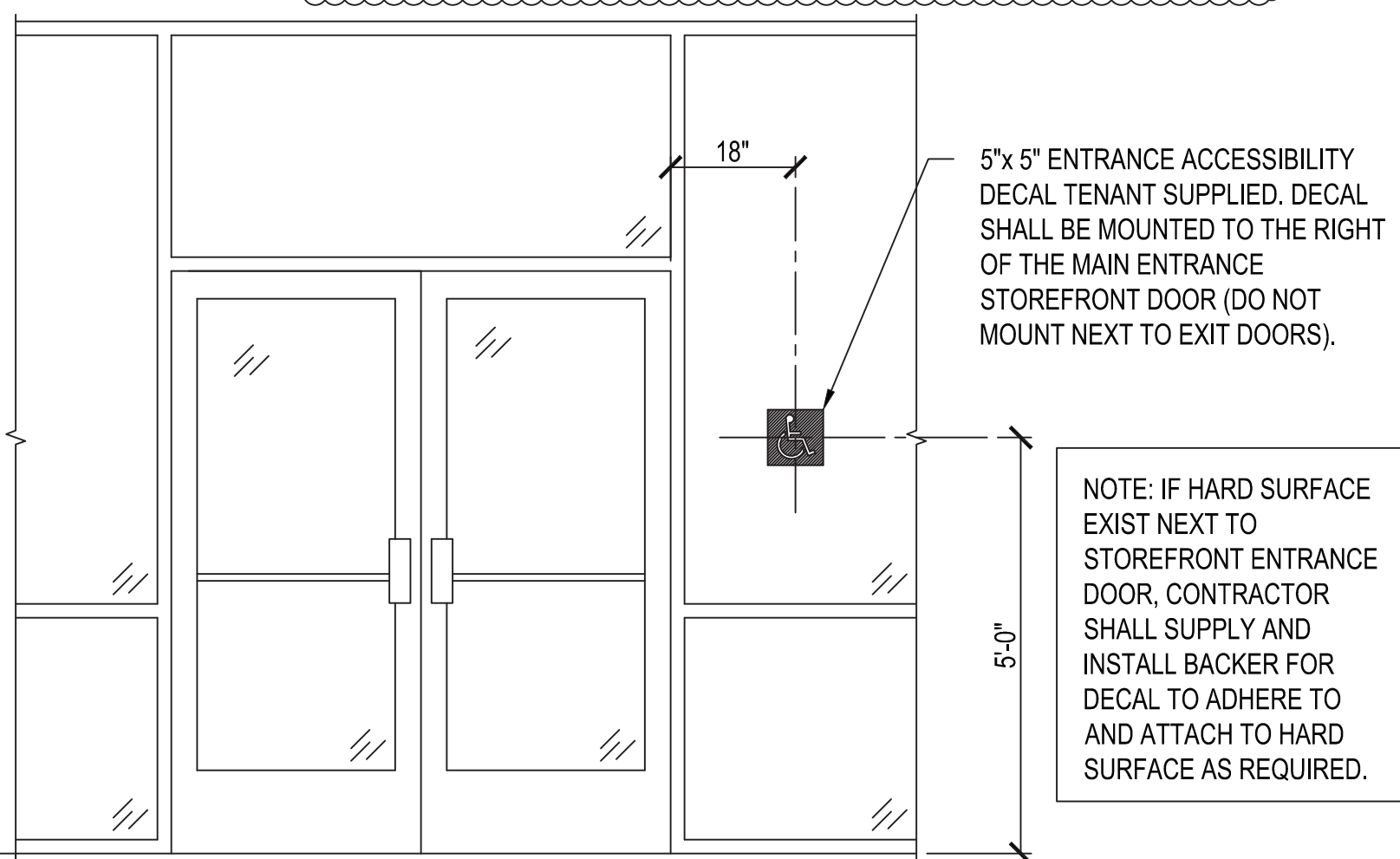
4
A3.1

PAIN FACADE PER COLORS NOTED. VERIFY FINAL PAIN AND SIGN RENDERING WITH CONSTRUCTION PM. PRIOR TO PAINTING.

1
PAIN:
SHERWIN WILLIAMS
"ENVY" LRV 18%
#2032.10 - SATIN FINISH

EXTERIOR SCOPE NOTES:

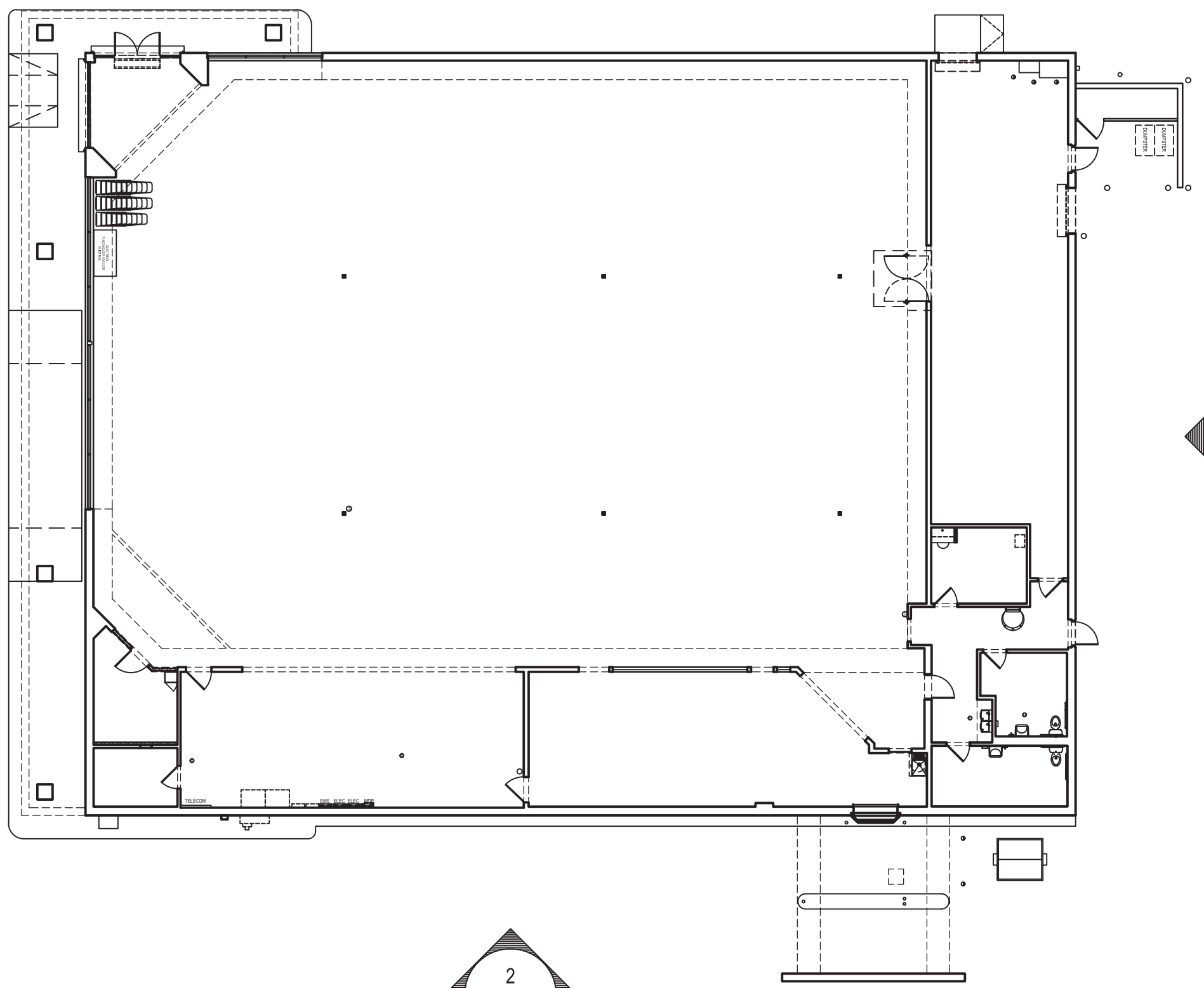
1. SIGNS, LOCATION, NUMBER AND SIZE ARE NOT APPROVED UNDER THIS BUILDING PERMIT. A SEPARATE SIGN LOCATION PERMIT IS REQUIRED FOR EACH SIGN.
2. GENERAL CONTRACTOR VERIFY FINAL PAIN AND SIGN RENDERING WITH CONSTRUCTION PROJECT MANAGER PRIOR TO COMPLETING THE BID PROCESS.
3. REFER TO EXTERIOR SITEWORK NOTES ON SHEET CS1 FOR ADDITIONAL EXTERIOR SCOPE.
4. ALL PAIN REPAIR TO BE JOINT-TO-JOINT FOR CONSISTENT FINISH.



ACCESSIBILITY DECAL AT
STOREFRONT ENTRANCE

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

5
A3.1



KEY PLAN

SCALE: N.T.S.

PROJECT NORTH

OWNER REVIEW	
DESCRIPTION	BY
DATE	DATE
12.17.2025	01.07.2026
DT 25.001	MARK
BE	REVISIONS

DATE	PROJECT	DRAWN	CHECKED	BE	BE
12.17.2025	DT 25.001				

M
ARCHITECTS
114 E MAIN ST, 3RD FLOOR
NORTHVILLE, MI
586.933.3010
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BRIAN
JAMES EADY
A-15489-5
ARCHITECT

DOLLAR TREE
FORMER WALGREENS
819 NORTH MEMORIAL DR. RACINE, WI 53404
EXTERIOR ELEVATIONS AND DETAILS

PROJECT
DRAWING

SHEET

A3.1