



CITY OF RACINE DEPARTMENT OF CITY DEVELOPMENT STAFF REPORT

Meeting Date: 2/28/2018

To: Mayor and Plan Commission Members

From: City Development Department, Division of Planning and Redevelopment

Division Manager: Matt Sadowski – (262) 636-9152 matthew.sadowski@cityofracine.org

Case Manager: Matt Sadowski

Location: 1535 High Street, located on the southeast corner of the intersection of North Memorial Drive and High Street.

Applicant: Sam and Lori Azarian

Agent Name: David Braun

Request: Consideration of a major amendment to an existing conditional use permit to do the following: (1) the addition of a 12ft X 60ft office trailer to be placed on the east side of the main building; (2) the installation of textured concrete screening wall along a portion of the N. Memorial Dr. frontage that facilitates the expanded yard area; and (3) wall signage on the west wall of the building, facing N. Memorial Dr. at 1535 High Street for property located in a I-2 General Industrial Zone District.

Note: work outside the scope of what is allowed in [114-155\(b\)](#) is processed as a major amendment, similar to that of the process to issue a new Conditional Use Permit.

BACKGROUND AND SUMMARY: Sometime in the fall of 2016, without consulting City staff as to its permissibility, the Azarian's caused a 12 feet X 60 feet office trailer to be placed on the property at 1535 High Street. No approvals were sought, and no permits were obtained.

Sam and Lori Azarian are now seeking approval of a major amendment to a conditional use permit for the construction yard component of their multi-tenant property at 1535 High Street. The proposed amendment has three constituents:

1. The placement of a 12ft X 60 ft office trailer.
2. The installation of a textured concrete screening wall along a portion of the N. Memorial Drive frontage to accommodate an expanded outdoor yard area.
3. The installation of a wall sign on the west wall of the existing building.

A HISTORY OF THE CURRENT REQUEST

The Initial Contact: November 15, 2016 Assistant Director/Principal Planner Matt Sadowski, and Chief Building Inspector/Zoning Administrator Ken Plaski met with Sam Azarain, Lori Azarain and realtor David Braun at 1535 High Street to discuss a possible solutions regarding the presence of an illegal office trailer.

The Azarians were advised that office trailers, as a permanent facility, do not conform to the City's zoning ordinance and basic design standards in that: **(1)** the structure is not on a permanent foundation; **(2)** the structure does not have a masonry exterior [114-735.5(b)(1)or(2)]; **(3)** No application filed for an amendment to the location's existing construction yard conditional use permit (114-155(a)).

The Azarians and Mr. Braun were given potential solutions to address the violation: **(1)** Remove the trailer, **(2)** Apply for a major amendment to the existing conditional use permit leaving the trailer in its current state (non-conforming as to use and exterior design), **(3)** Apply for major amendment to the existing conditional use permit, including upgrades to the trailer, in an effort to comply with design standards (masonry requirements) [114-273.(13)]. Azarians were provided a conditional use permit application.

Mr. Braun stated that he would complete and file the application but because of his availability to assemble the needed information and being out of town during the upcoming holidays, a submittal would be provide sometime in January/February 2017. All agreed that such a timeframe was acceptable.

Application Filed: September 22, 2017 Following a number of discussions via telephone, e-mail and during a site visit with the Azarians regarding the office trailer and additional modifications they desired to make to the facility, a conditional use permit application was filed seeking an amendment to the conditional use permit for: **(1)** Office trailer with no modification, **(2)**wall signage, **(3)** storage yard expansion.

Plan Commission Initial Review and Deferral: October 25, 2017 The request was brought before the Plan Commission. The Plan Commission deferred taking action pending the submittal of revised plans that modified the design of the office trailer in an attempt to meet the zoning ordinance and design requirements.

Staff's recommendation to the Commission on October 25, 2017 was that (among other conditions):

- That the office trailer be allowed on the property for a period not to exceed six (6) months from the date of this action by which time the trailer shall be removed from the property and a building addition may be constructed as authorized herein, or the trailer shall be removed from the property and the existing building's interior may be renovated to accommodate offices as authorized herein.
- That prior to the issuance of a six (6) month occupancy permit for the office trailer, and subject to the review and approval of the Director of City Development prior to their implementation, the following shall be accomplished:
 - a. Plans for any building expansion or interior renovation shall be submitted. Any such plans shall conform to the design standards for additions to primary buildings [Zoning Ordinance 114-.114-735.5(b)(1)], and those referenced in the Racine Steel Castings Industrial Area Redevelopment Plan (December 6, 2006).
 - b. Fencing around all parking and storage areas shall be installed and achieve suitable privacy screening. Chain link fencing or chain link fencing with privacy screening enhancements shall not be accepted as a form of screening.
 - c. All parking and drive areas be repaired, sealed and stripped.
 - d. Painting of the new concrete wall along N. Memorial Dr. in an approved color.
 - e. A four (4) to five (5) feet wide landscaping strip be maintained between the new concrete wall and the eastern edge of the sidewalk along N. Memorial Dr. A landscaping plan shall be submitted prior to the installation of any landscaping materials. Landscaping shall be consistent with those standards referenced in the Racine Steel Castings Industrial Area Redevelopment Plan (December 6, 2006).
- That if the six (6) month occupancy permit for the office trailer is requested prior to the satisfaction of condition “ ___ ” above, then a surety equal in value to the cost of the proposed improvements and their installation shall be submitted to the Director of City Development for review and approval. Said surety may be in the form of cash, a cashier's check, letter of credit, or bond. Said surety's form is subject to the approval of the City Attorney.
- That compliance to conditions ___ through ___ shall be achieved by June 1, 2018.

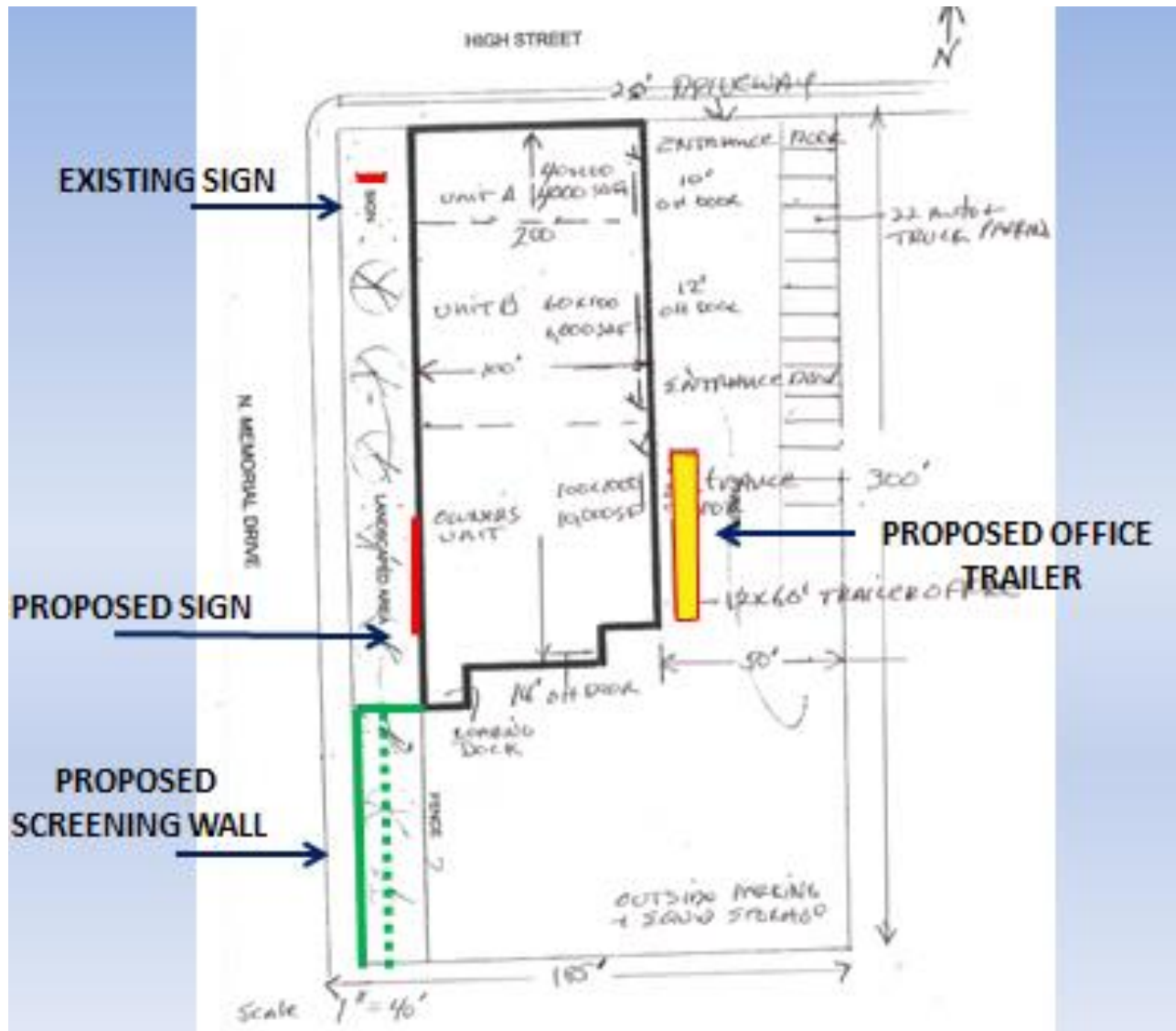
Modified Plans Reviewed and Deferral: December 13, 2017 Staff presented to the Plan Commission modified plans which were prepared by the Azarians in an attempt to satisfy design standards. Staff restated their recommendation of October 25, 2017 which included the removal of the office trailer. The commission deferred action in order to obtain from staff clarifications of the

ordinance’s masonry requirements, and of the differentiation between an accessory and principal structure. Each designation is a factor in determining the application of masonry requirements.



Birdseye view of the property, indicated in red (image from City Pictometry)

Applicant site plan.



GENERAL INFORMATION

Parcel Number: [08250002](#)

Property Size: 1.515 acres

Comprehensive Plan Map Designation: INDUSTRIAL

Consistency with Adopted Plans:

The [Racine Comprehensive Plan](#) states that:

- The plan should encourage the redevelopment of older areas and commercial areas.
- Maintain and develop a land use pattern that strengthens the character and livability of the City's downtown core, commercial and industrial areas, and neighborhoods.

- Encourage development patterns that promote efficient and sustainable use of land, that can be readily linked by transportation systems and that utilize existing public utilities and services.
- Promote redevelopment and infill in areas with existing infrastructure and services, enhancing existing residential, commercial, and industrial areas.

Corridor or Special Design District:

THE RACINE STEEL CASTINGS INDUSTRIAL AREA REDEVELOPMENT PLAN (RSC Plan)

The RSC Plan requires that any new buildings or building additions comply with the architectural standards expressed in the Olsen Industrial Park Protective Covenants. **The Stephen F. Olsen Industrial Park development standards (Section 7)** state that “Building Design and Construction) requires masonry construction in combination with other materials as approved (“Building facades abutting streets shall be of “finish construction” and shall be of decorative masonry, i.e., brick, textured block, etc. Other building materials in combination with masonry may be approved by the Development Review Committee. Such other material shall be heavily textured, with shadow casting pattern treatments. Trim lines of complementary colors are preferred.”).

In administering the Olsen Industrial Park development standards, the Development Review Committee has always interpreted the masonry standard to apply to all facades, unless the façade is considered an “expansion wall” where future building expansion may be accommodated.

Through these documents, masonry construction is required as seen present in the Olsen Industrial Park. Below are examples of masonry construction in the Olsen Industrial Park.







- **Substandard construction** diminishes not only the aesthetic quality of an area, but also the value of an area both socially and monetarily. Substandard construction does nothing to promote quality revitalization of a distressed area but rather, perpetuates the blight and unemployment levels that the adopted Racine Steel Castings Redevelopment Area Plan strives to eliminate and/or reduce.
- **Substandard construction** will have a diminishing effect on the quality of design that can be achieved on neighboring properties as they redevelop. This diminishing effect will be seen in and out of the Racine Steel Castings Redevelopment Area. Diminished design standards on this and adjacent properties will result in lower values for existing and future construction. Lower property values stunts the City's ability to provide essential service to the community as a whole, and the Racine Steel Castings redevelopment area in particular.

- **Substandard construction** runs counter to the goals of the adopted Racine Steel Castings Industrial Area Redevelopment Plan (December 6, 2006), the City of Racine Comprehensive Plan (December 2009), and the City of Racine zoning ordinance (1973). This non-conformity will impede the normal and orderly development and improvement of the surround property.

Historic: N/A

Current Zoning District: I-2 General Industrial

Purpose of Zone District: The I-2 general industrial district is intended to accommodate those industrial activities which may produce moderate nuisances or hazards in areas that are relatively remote from residential and commercial development.

Proposed Zoning: No change proposed

Existing Land Use: Existing construction business expanding yard area, adding signage, and office trailer.

Surrounding Zoning and Land Uses:

North	I-2 General Industrial	Varying industrial uses and accessory offices
East	I-2 General Industrial	Vacant industrial site
South	I-2 General Industrial	Vacant industrial site
West	R-3 Limited General Residence	Stadium and athletic fields

Operations: The application indicates that six full time employees three part time work at the property, from 7 AM- 6 PM Monday through Saturday.

ANALYSIS:

Development Standards:

Density ([114-Article V](#): Article VII, Div. 5 [Bulk Regulations](#) & 8 [Lots](#)): There are no changes planned to the exterior of the building as a result of this proposal.

Standard	Required	Provided
Lot Area	No minimum	1.515 acres
Lot Frontage	30 feet	162 feet
Floor Area Ratio	4.0 maximum	.30

Setbacks ([114-Article V](#): Article VII, Div. 6 [Development Standards](#)): Not adjacent to residential zoning or uses, no setbacks are required.

Building design standards (114-Secs. [735.5](#) & [736](#)): The office trailer does not conform to standards for accessory structures in that it does not have, at least, a 30% masonry façade (114-735.5(b)(2)), Nor the design standards for the Racine Steel Castings redevelopment plan adopted in 2006.

Off-street parking and loading requirements (114- [Article XI](#)) : Sufficient area exist on the site to accommodate the three contractor/construction operations at their current scales and intensities.

Landscaping, screening and yard requirements ([114- Article V](#): Article VII, Div. 6 [Development Standards](#) & 7 [Fences and Walls](#)): In 2004 the site was landscaped along N. Memorial Dr. with the assistance of a City façade grant. The landscaping has matured and has been well maintained. The outside storage yard expansion will result in the removal of three of nine mature trees which were planted in relation to the 2004 façade grant. The expanded storage area should retain a 4 to 5 foot landscaping strip along N. Memorial Dr. where some species of upright shrub or tree (juniper, poplar, bayberry_ can be planted. The 4 to 5 foot landscaping strip represents an average between the 8 to 10 feet landscape setback at the manufacturing facility to the north (Hamilton Beech), and the zero feet setback for the property to the south (Racine Steel).

Sign Regulations (114-[Article X](#)): The site allowance for signage is 258 sq. ft. There already exists a monument sign totaling 38 sq. ft. leaving 220 sq. ft. available. The proposed wall signage appears to be within the allowance with an approximate square footage of 120 sq. ft. Prior to permitting, final dimensioned drawings will be needed for confirmation of the sign’s size and location.

Outdoor lighting, signs ([114-Sec. 742](#)): Only new exterior lighting planned is a light on the east side of the office trailer. The other lighting on the property complies with the requirement that lighting be arranged, shielded and oriented in a manner which does not direct radiation or glare onto adjacent properties.

Rubbish and trash storage ([114-Article V](#) & [114-740](#)): Yard will be screened from N. Memorial Dr. by concrete textured wall. Screening from north is needed for areas to south and east.

Engineering, Utilities and Access:

Access ([114-1151](#)): Vehicular access to the site is provided from High Street. Based on the submitted site plan, the applicant is not proposing changes to the access at this time.

Surface drainage ([114-739](#) & Consult Engineering Dept.): The trailer is not expected to impact the surface drainage of this lot. Lot expansion may and appropriate provision will need to be made by the applicant.

Sewage disposal and water supply ([114-821](#) & Consult Engineering and S/W Utility): Existing facilities are on site and adjacent to the property. Large building is hooked up to all utilities (sewer, water, electric).

Exceptions to ordinance: None recommended.

Ordinance Requirements and Definitions

The application of the masonry requirements of the design standards [114-735.5(b)(1)or(2)] hinges on the determination as to the function of a building as a principal (aka primary) or an accessory (aka secondary) structure.

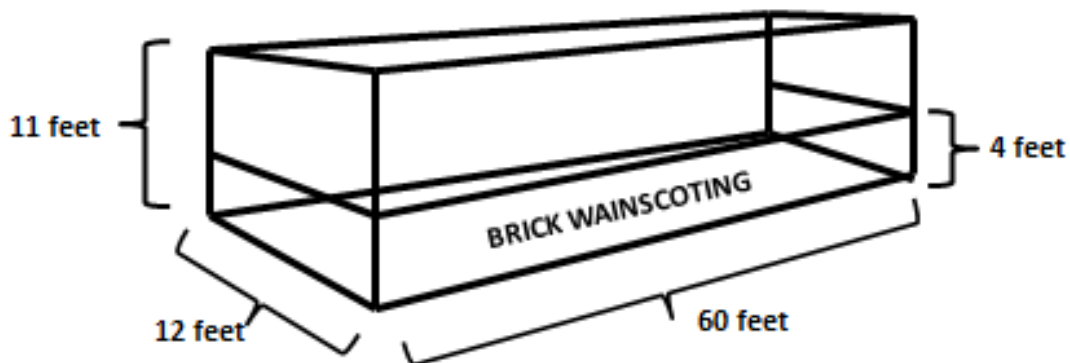
The 8 feet rule, Section 114-735.5(b)(1), requires that for new primary buildings, the zone of a building’s exterior walls measured from the ground to a height of eight feet must have a facade treatment of masonry (“All new primary buildings, and new additions to primary buildings shall have a facade treatment on each elevation of brick, decorative masonry block, architectural panels (not including metal panels), pre-cast textured concrete, composite clapboard siding, or exterior insulated finish system (EFIS) or similar products applied at least eight feet above grade. A combination of these facade treatments, applied in a well-proportioned and aesthetically pleasing manner, is permitted”).

The 30% rule, Section 114-735.5(b)(2), requires that for new accessory buildings its exterior façade treatment be compatible with the primary building or be 30% masonry (“All new accessory buildings, and new additions to accessory buildings shall have a facade treatment on each elevation compatible with the primary building facade treatment, or at minimum, consist of at least 30 percent brick, decorative masonry block, architectural panels (not including metal panels), pre-cast textured concrete, or composite clapboard siding, or exterior insulated finish system (EFIS) or similar products applied at least eight feet above grade. A combination of these facade treatments, applied in a well-proportioned and aesthetically pleasing manner, is permitted”).

Based on the 30% rule, the existing condition and proposed modifications to the office trailer do not constitute compliance with 114-735(b)(2). The brick, as proposed, only represents an 21% coverage of brick based on brick being proposed to be applied to only three sides of the structure.

MASONRY COVERAGE

TOTAL WALL AREA: 11 x 144 = 1,584 SQ. FT.
BRICK SURFACE: 84 X 4 = 336 SQ. FT.
PERCENTAGE MASONRY: 336/1,584 = 21%



A Principal Building, Structures Or Use is not directly defined by the zoning ordinance but consistently appears juxtaposed to a discussion relating to accessory structure restrictions and requirements (See 114-1(b), 114-254, 114-548, 114-691, 114-692, 114-695, 114-771, 114-787, 114-1034).

The building code defines an accessory building as “a detached building not used a dwelling unit but which is incidental to that of the main building and which is located on the same lot”(18-26). Principal building is defined by the Buildings and Building Regulations code as “a single building or structure on a lot for a specific use or occupancies” (18-26).

An Accessory Building, Structure Or Use means a building, structure or use is defined as [114-1(b)]:

- 1) “Conducted or located on the same zoning lot as the principal building or use served, except as may be specifically provided elsewhere in this chapter;
- 2) Clearly incidental to, subordinate in purpose to, and serves the principal use; and
- 3) Either in the same ownership as the principal use or is clearly operated and maintained solely for the comfort, convenience, necessity, or benefit of the occupants, employees, customers, or visitors of or to the principal use.”

The Racine Steel Castings Industrial Area Redevelopment Plan (RDA Plan) , as previously discussed herein, is another governing factor for the consideration of the Azarian’s request against the development standards expressed in the document. The Azarian’s property, located at 1535 High Street, lays within the RDA Plan area. Section D .3.C.2.c. of the RDA Plans states “the exterior of the premises and the condition of accessory structures are to be maintained so that the appearance of the premises and all buildings is compatible with other industrial parks operated by the City of Racine, such as the Stephen F. Olsen Industrial Park”.

The Stephen F. Olsen Industrial Park development standards (Section 7). Building Design and Construction) requires masonry construction in combination with other materials as approved (“Building facades abutting streets shall be of “finish construction” and shall be of decorative masonry, i.e., brick, textured block, etc. Other building materials in combination with masonry may be approved by the Development Review Committee. Such other material shall be heavily textured, with shadow casting pattern treatments. Trim lines of complementary colors are preferred.”). In administering the Olsen Industrial Park development standards, the Development Review Committee has always interpreted the masonry standard to apply to all facades, unless the façade is considered an “expansion wall” where future building expansion may be accommodated.

Principal, Accessory And The Applicable Treatment

Staffs initial approach to this proposal was with the interpretation that the proposed office trailer was and accessory structure and use. As such, the “30% rule” applied but was not complied with.

A further review and better understanding of intended use of the trailer, and the use of the large storage building on the property, indicates to staff that the applicable treatment of the trailer should

be that of a principal building. If the building trailers intended use were to only be for storage, then it could be treated as an accessory building. The trailer will function as a principal building due the inclusion of two offices, a bathroom and a reception area within the trailer. As a principal building, the “8 feet rule” should apply, as supported by the development standards of the Olsen Industrial Park.

Additional Planning and Zoning Comments: N/A

REQUIRED FINDINGS OF FACT:

CONDITIONAL USE FINDINGS (Sec. 114-154. – Standards.)

No Conditional Use shall be recommended by the Plan Commission unless it is found that that:

- 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.**

Staff Comments: The office trailer does not conform to the adopted design standards for neither an accessory structures (30% rule), nor to those for a principal structure (8 feet rule) [114-.114-735.5(b)(1) & (2)]. The health, safety and general welfare of the community are not served by allowing substandard construction. Establishment of the office trailer will set a negative precedence.

Substandard construction diminishes not only the aesthetic quality of an area, but also the value of an area both socially and monetarily. Substandard construction does nothing to promote quality revitalization of a distressed area but rather, perpetuates the blight that the adopted Racine Steel Castings Redevelopment Area Plan strives to eliminate.

The other components of the request should not be detrimental, if executed in a manner consistent with the recommend conditions.

- 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.**

Staff Comments: The office trailer does not conform to the adopted design standards. By not conforming, it will have a diminishing effect on the quality of design that can be achieved on neighboring properties. This diminishing effect will be seen in and out of the Racine Steel Castings Redevelopment Area. Diminished design standards on this and adjacent properties will result in lower values for existing and future conduction. Lower property values stunts the City’s ability to provide essential service to the community as a whole, and the Racine Steel Castings redevelopment area in particular. Allowing the office trailer will set a negative precedence in these regards.

The other components of the request should not be injurious to the immediate vicinity, if executed in a manner consistent with the recommend conditions.

- 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.**

Staff Comments: The office trailer does not conform to the adopted design standards. Allowing an office trailer in a redevelopment area runs counter to the goals of the adopted Racine Steel Castings Industrial Area Redevelopment Plan (December 6, 2006), the City of Racine Comprehensive Plan (December 2009), and the City of Racine zoning ordinance development standards.(1973). This non-conformity will impede the normal and orderly development and improvement of the surround property. Allowing the office trailer will set a negative precedence in these regards.

The other components of this request can conform, if executed in a manner consistent with the recommend conditions.

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

Staff Comments: These facilities currently exist and are known to be adequate.

- 5) Adequate measures have been or will be taken to provide ingress and egress so designated as to minimize traffic congestion in the public streets.**

Staff Comments: Adequate measures are in place via limited street access.

- 6) The proposed conditional use is not contrary to the objectives of the current land use plan for the city.**

Staff Comments: The office trailer is contrary to the objectives of the current land use plan as it does not conform to the design standards required by the zoning ordinance and Racine Steel Castings Redevelopment Area Plan. Allowing the office trailer will set a negative precedence in these regards.

The other components of the request are not contrary to the objectives of the current land use plan, if executed in a manner consistent with the recommend conditions.

- 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.**

Staff Comments: No exceptions to the city’s zoning ordinance and adopted plans is recommended that would lead to the approval of the office trailer portion of the Azarian’s request. Allowing the office trailer will set a negative precedence in these regards.

The other components of the request can conform, if executed in a manner consistent with the recommend conditions.

POSSIBLE ACTIONS FOR THE PLANNING COMMISSION

1. Approve the request as submitted; or
2. Approve the request with conditions deemed necessary to mitigate any adverse impacts that could arise from the project; or
3. Deny the request; or
4. Defer the request to obtain more specific information about the request.

STAFF SUPPORTS THE APPLICATION WITH THE REMOVAL FROM THE PROPERTY OF THE OFFICE TRAILER FOR THE FOLLOWING REASONS:

In light of the above discussion and findings of fact in this report, the proposed office trailer represents a substandard structure WEATHER IS IS BEING CONSIDERED A PRIMARY OR ACCESSORY STRUCTURE. Allowing the substandard structure to remain establishes a negative precedence not only for citywide considerations, but more specifically in relation to the redevelopment goals for the Racine Steel Castings Redevelopment Area. The substandard office trailer needs to be removed in the time frame described in the proposed conditions.

STAFF RECOMMENDATION: THAT BASED ON THE FINDINGS OF FACT LISTED ABOVE IN THIS REPORT, THE REQUEST FROM SAM AND LORI AZARIAN SEEKING A MAJOR AMENDMENT TO A CONDITIONAL USE PERMIT FOR THE CONSTRUCTION YARD COMPONENT OF A MULTI-TENANT PROPERTY BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

- a. That the plans presented to the Plan Commission on February 28, 2018 be approved subject to the conditions contained herein.
- b. That the maximum hours of contractor activities at the site be from 7:00 a.m. to 6:00 p.m., Monday through Saturday, with no hours on Sunday.
- c. That all employee parking be contained on site.
- d. That no junked or inoperable vehicles be parked or stored at this location.

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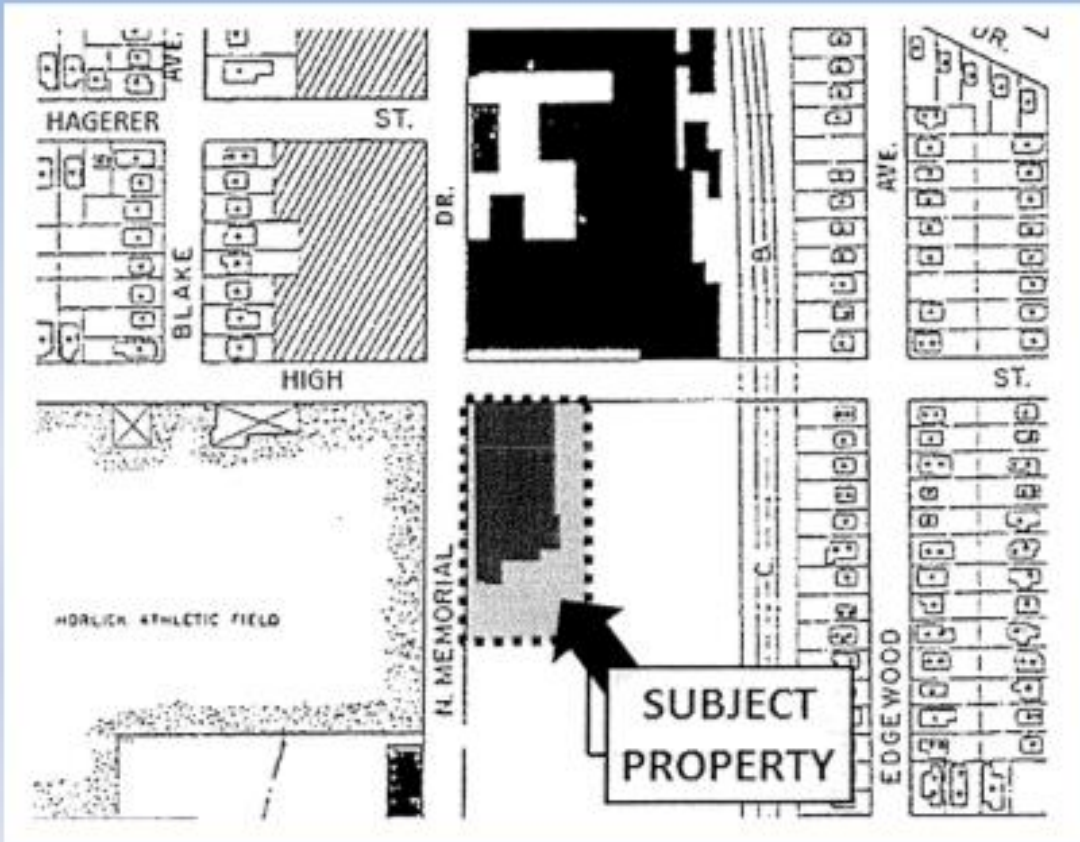
- e. That any construction debris or scrap materials be stored in the yard areas south of the main building and screened from view.
- f. That all trash and recyclables be stored in closed containers and screened from view.
- g. That all signs be professionally made, comply with the zoning ordinance requirements and the final design details be submitted to the Director of City Development for final review and approval.
- h. That the office trailer shall be removed from the property within six (6) months from the date of this action. A building addition may be constructed as authorized herein, or the existing building's interior renovated to accommodate offices as authorized herein.
- i. That subject to the review and approval of the Director of City Development prior to their implementation, the following shall be accomplished:
 - 1. Plans for any building expansion or interior renovation shall be submitted. Any such plans shall conform to the design standards for additions to primary buildings [Zoning Ordinance 114-.114-735.5(b)(1)], and those referenced in the Racine Steel Castings Industrial Area Redevelopment Plan (December 6, 2006).
 - 2. Fencing around all parking and storage areas shall be installed and achieve suitable privacy screening. Chain link fencing or chain link fencing with privacy screening enhancements **shall not be accepted** as a form of screening.
 - 3. All parking and drive areas be repaired, sealed and stripped.
 - 4. Painting of the new concrete wall along N. Memorial Dr. in an approved color.
 - 5. A four (4) to five (5) feet wide landscaping strip be maintained between the new concrete wall and the eastern edge of the sidewalk along N. Memorial Dr. A landscaping plan shall be submitted prior to the installation of any landscaping materials. Landscaping shall be consistent with those standards referenced in the Racine Steel Castings Industrial Area Redevelopment Plan (December 6, 2006).
- j. That if improvements described in conditions “i. 2, 3, 4 & 5” above are not completed by July 29, 2018 then a surety equal in value to the cost of the proposed improvements and their installation shall be submitted to the Director of City Development for review and approval. Said surety may be in the form of cash, a cashier's check, letter of credit, or bond. Said surety's form is subject to the approval of the City Attorney.
- k. That final compliance to conditions “i. 2, 3, 4 & 5” shall be achieved by November 1, 2018.

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- l. That all codes and ordinances be complied with and required permits acquired.
- m. That no minor changes be made from the conditions of this permit without the approval of the Plan Commission and no major changes be made from the conditions of this permit without the approval of the Common Council.
- n. That this Conditional Use Permit is subject to compliance reviews by the Plan Commission.

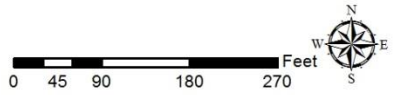
ATTACHMENTS:

- 1) Property owner notification map indicating the subject property;
- 2) Aerial Photo indicating the subject property;
- 3) Zoning Map indicating the subject property;
- 4) Land Use Map from Comprehensive Plan, indicating the subject property;
- 5) Site photos of the property and general area; and
- 6) Submittal documents ([click to view](#)).



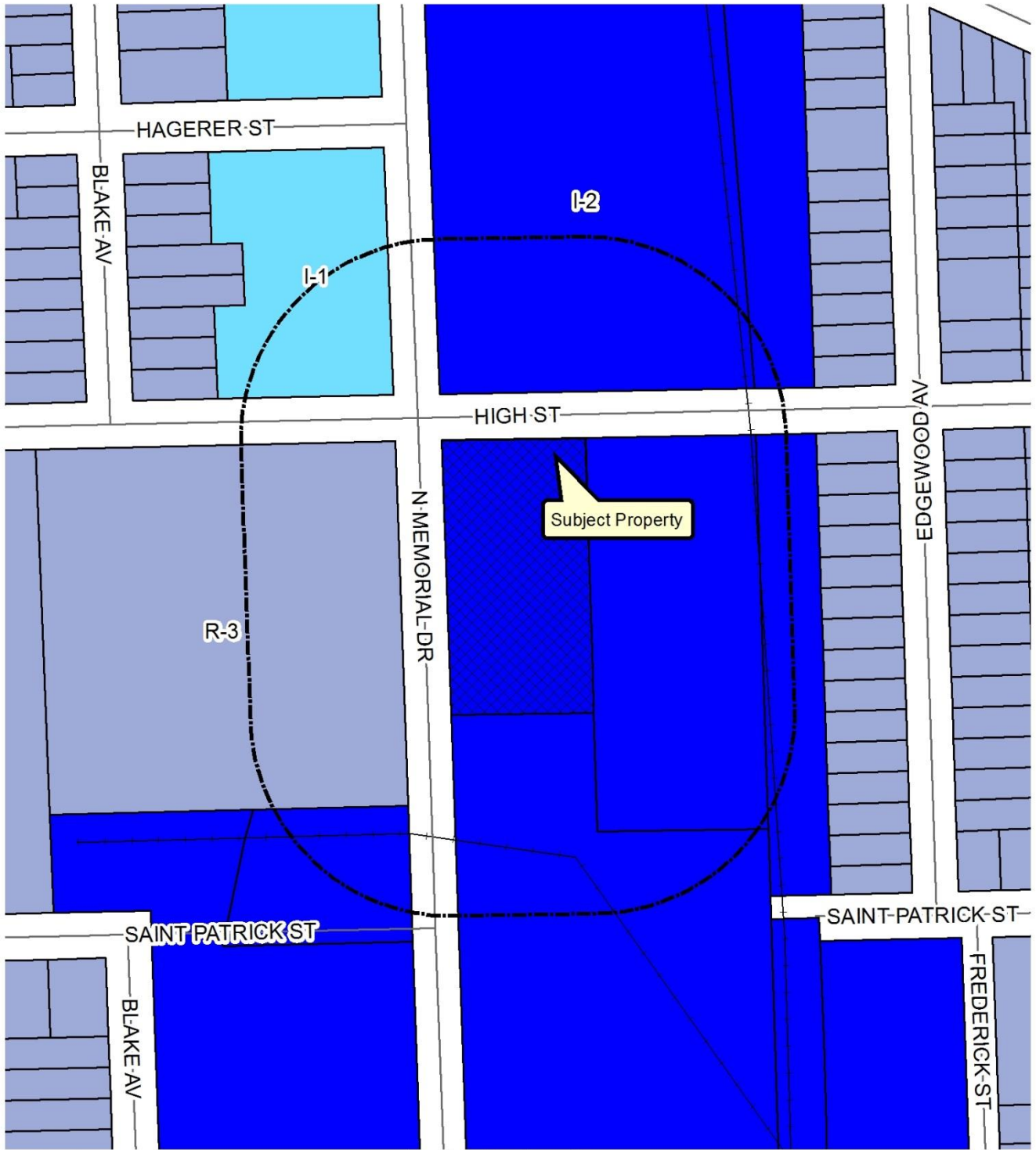


Conditional Use Amendment - 1535 High Street



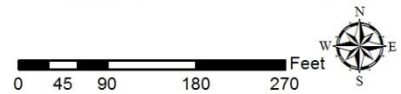


Conditional Use Amendment - 1535 High Street



Zoning Designation

- Subject Property
- Notification Area
- Street Centerline
- Tax Parcel Boundary
- I-1 Restricted Industrial District
- I-2 General Industrial District
- R-3 Limited General Residence District





Conditional Use Amendment - 1535 High Street



- High Density Residential
- Industrial
- Industrial/Business Park

Land Use Designation

- Recreational
- Transportation, Communication and Utilities

Subject Property (cross-hatch pattern)
Notification Area (dashed line)
Street Centerline (solid line)
Tax Parcel Boundary (solid line)

0 45 90 180 270 Feet

Site Photos

Looking West on High St.



Looking Southeast toward 1535 High St.



East façade of Main Building



East façade of Main Building



East façade of Main Building



Southern Façade of Main Building



Western Storage Area (south of building)



Southern Storage Area (south of building)



**Southeast Yard Area
(south of main building)**



**Eastern Storage Area
(east of main building)**



Parking Area (east of main building)



Intersection - High St. and Memorial Dr. (looking west on High St.)



**Looking Across Memorial Dr.
(west of property)**



**West Façade - Screened Storage Area
(proposed yard expansion area)**



Property Directly to South (Racine Steel Castings property)

