

Action: Conditional Use Permit for 3811 21st Street, Racine, Wisconsin

Whereas, Building Waters, Inc., has applied for a Conditional Use Permit to operate a building materials storage business at 3811 21st Street; and

Whereas, the application submitted is complete, the proposal complies with all development standards of the City of Racine, and City staff has recommended approval of the development; and

Whereas, due to the extant public health emergency, the conduct of all public meetings of the City of Racine government has been suspended; and

Whereas, a public hearing regarding applicant's Conditional Use Permit application shall be held at a future time to be determined, but pending such hearing it is appropriate permission to operate be granted.

Now therefore, Pursuant to the authority described in and attendant to my COVID-19 Emergency Declaration, dated March 18, 2020, and due to the inability of the Common Council to meet during this public health emergency, I authorize and direct the below-described action be taken:

Applicant, Bradley and Michelle Hardy are authorized to apply for any required permits and licenses from the City of Racine and State of Wisconsin as if a Resolution granting a Conditional Use Permit had been approved by the Common Council authorizing the development.

The conditions below are hereby imposed and must be adhered to:

1. That all of the following occur prior to occupancy, unless otherwise noted:
 - a. That required screening along the western property line be installed no later than August 31, 2020. Plans for screening to shall be submitted to and approved by the Department of City Development prior to occupancy.
 - b. That details of the proposed trash enclosure/gate system shall be submitted to and approved by the Department of City Development prior to construction.
 - c. That replacement awning fabric shall be installed on all windows no later than August 31, 2020, with color specifications to be submitted to and approved by the Department of City Development prior to construction.

2. That if, prior to the issuance of an Occupancy Permit, required site improvements listed in 1.c. above have not been or cannot be completed, a financial surety shall be provided to the City. The surety shall be in a format as approved by the City Attorney's office, and subject to all stipulations as identified for financial sureties in the City of Racine. The dollar amount shall be determined at the time of application based upon estimates provided by the applicants for any incomplete work, and shall be valid for no less than one year from the date of issuance. The surety format and content is subject to review and approval by the City Attorney.
4. That approved hours of operation shall be 7:00 A.M. to 3:30 P.M. daily.
5. That all codes and ordinances shall be complied with and required permits acquired.

A public hearing and consideration by the Common Council shall be scheduled at a future date. The conditions set forth herein may be modified at that time.

Applicant shall contact the Building and Inspections Division at (262) 636-9464 to determine what permits may be required for the project, and the Department of City Development Planning Division at (262) 636-9151 with any other questions.


Fiscal Note: N/A

Dated at Racine, Wisconsin, this 2nd day of April, 2020.



Cory Mason
Mayor

ATTEST:

By: 

Tara Coolidge, City Clerk