



City of Racine

City Hall
730 Washington Ave.
Racine, WI 53403
www.cityofracine.org

Legislative Report

File Number: Res. 0784-20

Agenda Date: 12/01/2020

File Type: Resolution

854 Washington Avenue

Resolved, that based on the findings of fact, the request from Smith Welding Fabrication Inc. seeking a conditional use permit to operate a contractor shop and office for welding and fabrication of metals at 854 Washington Avenue is approved, subject to the following conditions:

- a. That the plans presented to the Planning, Heritage, and Design Commission on November 18, 2020, be approved subject to the conditions contained herein.
- b. That all license requirements from the State of Wisconsin and City of Racine be obtained, complied with, and kept current at all times.
- c. That all of the following occur prior to occupancy, unless otherwise noted:
 1. That a plan for the repair, painting and removal of the boarded area, with a timeline, be submitted to and approved by the Department of City Development. All repairs or improvements shall be completed by August 31, 2020, or the CUP shall automatically be revoked along with any occupancy certificate for this use.
 2. That details for the trash handling area be submitted to and approved by the Department of City Development, unless containers are to be kept inside.
- d. That if, prior to the issuance of an Occupancy Permit, required site improvements listed in "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.
- e. That hours of operation are 7:00 AM – 3:00 PM Monday – Friday.
- f. That prior to installation, any proposed signage be submitted for the review and approval of City Development.

- g. That the existing planter on Washington Avenue be planted with annuals or perennials on a seasonal basis and maintained.
- h. That all codes and ordinances are complied with and required permits acquired.
- i. That no minor changes be made from the conditions of this permit without approval of the Planning, Heritage, and Design Commission, and no major changes be made from the conditions of this permit without the approval of the Common council.
- j. That this conditional use permit is subject to Planning, Heritage, and Design Commission review for compliance with the listed conditions.

Fiscal Note: N/A