



City of Racine

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

Legislative Report

File Number: Res. 0603-19

Agenda Date: 06/04/2019

File Type: Resolution

501 High Street

That based on the findings of fact, the request from Reynaldo Trujillo Jr. of Uncle Rey's Candy Store and More LLC seeking a conditional use permit to allow for a takeout carryout restaurant at 501 High Street is approved, subject to the following conditions:

- a. That the plans presented to the Plan Commission on May 22, 2019, is approved subject to the conditions contained herein.
- b. That the following development standards be complied with prior to occupancy unless otherwise noted:
 1. West façade wall made from wood, be painted. Colors and locations to be submitted to the Department of City Development, and approved by said Department, prior to application.
 2. That screening be provided across the southern property line as required by Racine Ordinance Sec. 114-734. Specifications of screening to be submitted to the Department of City Development, and approved by said Department, prior to installation.
 3. The blank obsolete pole sign structure hanging over the sidewalk and pole, along with the obsolete wall sign structure, advertising a past business on the property, be removed as required by Racine Ordinance Sec. 114-1029.
 4. When utilizing a dumpster for trash, that a trash enclosure as required by Racine Ordinance Sec. 114-740 be installed on the property. A chain link fence with privacy slats shall not fulfill this requirement.
- c. That if, prior to the issuance of an Occupancy Permit, required site improvements listed in b, 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.
- d. That LED string lights not be placed in windows, along the building cornice or around entryways.

- e. That operating hours for the takeout carryout business on the property be from 10:00 AM to 8:00 PM Monday to Saturday.
- f. That the outdoor patio not be used in conjunction with the takeout carryout operation except through an amendment to this Conditional Use Permit.
- g. That all codes and ordinances are complied with and required permits acquired.
- h. That no minor changes be made from the conditions of this permit without approval of the Plan Commission, and no major changes be made from the conditions of this permit without the approval of the Common Council.
- i. That this conditional use permit is subject to Plan Commission review for compliance with the listed conditions.

Fiscal Note: N/A