

**CITY OF RACINE**  
**DEPARTMENT OF CITY DEVELOPMENT**  
**STAFF REVIEW COMMENTS AND RECOMMENDATION**

Reviewer: Steven Madsen

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**AGENDA ITEM NUMBER: 568-17**  
**REFER TO: ZOrd. 0005-17**  
**ATTACHMENTS: 568-17 Submittal**

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

No conditional use shall be recommended by the plan commission unless such commission shall find 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.**  
If operated per conditions this criteria will be met.
- 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.**  
If operated per conditions this criteria will be met.
- 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.**  
If operated per conditions this criteria will be met.
- 4. Adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided.**  
Utilities are existing
- 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.**  
Proper ingress and egress will be designated if installed per conditions.
- 6. The proposed conditional use is not contrary to the objectives of the current land use plan for the city.**  
If operated per conditions this criteria will be met.
- 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.**  
If operated per conditions this criteria will be met.

**POSSIBLE ACTIONS**

**DEFER:**

**APPROVE:** Recommended

**DENY:**

**RECEIVE AND FILE:**

**RECOMMENDATION**

THAT THE REQUEST FROM JOHN CONNER OF JOHN CONNER CO. SEEKING A CONDITIONAL USE PERMIT TO OPERATE A PLUMBING CONTRACTORS OFFIC AND SHOWROOM AT 3457 DOUGLAS AVENUE BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

- a. That the plans presented to the Plan Commission on June 14, 2017 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 the hours of operation be Monday-Friday 8 a.m. to 5 p.m. and Saturday from 8 a.m. to 12 p.m. with no hours on Sunday.
- d. That an exception be granted to allow the business to use the parcel zoned R-3 to the east for access lining up with the exiting access drive.
- e. That the pavement for the parking lot as shown on the approved plan be installed prior to issuance of an occupancy permit.
- f. That the parking lot has signs that clearly show entrances and exits as well as painted arrows to clearly define the flow of traffic prior to the issuance of an occupancy permit.
- g. That approved screening be put in place to screen the residential properties to the East and South East from the building prior to the issuance of an occupancy permit.
- h. That a landscaping plan shall be submitted to and approved by the director of City Development prior to issuance of an occupancy permit.
- i. That all landscaping be professionally installed before the end of the growing season following the issuance of an occupancy permit.
- j. That all signage from previous businesses be removed from all around the building prior to the issuance of an occupancy permit.
- k. That all signs shall be professionally made comply with zoning ordinance requirements, and be approved by the director of City Development prior to issuance of a sign permit.
- l. That the Northern most drive onto Douglas Avenue be removed prior to the issuance of an occupancy permit.
- m. That a façade plan shall be submitted to and approved by the director of City Development for the entrance to the showroom prior to issuance of a building permit and installed prior to the issuance of an occupancy permit.
- n. That all codes and ordinances be complied with and required permits acquired.
- o. That no major 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
- p. That this conditional use permit is subject to Plan Commission review for compliance with the listed conditions.