

08-2575 Subject: (Direct Referral) Consideration of a request for a conditional use permit for a building materials recycling operation at 1425 North Memorial Drive, a.k.a. Racine Steel.

**Recommendation of the City Plan Commission on 8-27-08:**

That the request of E. G. Developments, LLC, d.b.a. Champion Environmental Services, Inc., for a conditional use permit for the processing, storage, and sale of recycled building materials and equipment at 1425 North Memorial Drive be approved, subject to the following conditions:

- a. That the plans dated July 21, 2008 and presented to the City Plan Commission on August 27, 2008 be approved subject to the conditions contained herein.
- b. That all applicable building and occupancy permits be obtained from the Building Inspection Department.
- c. That the hours of outdoor operation shall be 8 a.m. to 5 p.m., Monday through Friday.
- d. That only E. G. Developments and its affiliated companies, or the city of Racine, shall store equipment, material, and vehicles on the property.
- e. That the operation shall not emit noise, odor, vibration or dust beyond the property, nor shall vehicles entering or leaving the property track dirt, etc. onto the public streets. Permit holder shall submit a dust reduction and abatement plan to the Director of City Development for his review and approval within 30 days of the approval of this permit.
- f. That all processing of metals shall be conducted indoors, except, if the size of the material to be processed is larger than the opening in the building, it may be cut to a size able to be moved indoors for further processing. The permit holder shall notify the Chief Building Inspector if such outdoor metal cutting is expected to exceed four hours in any five working days.
- g. That material stored within 100 feet of the perimeter wall or fence shall not exceed the height of the wall or fence and no material shall exceed 20 feet in height.
- h. That the business shall be operated in a manner that the environmental condition of the property is not adversely affected. The report of Sigma Environmental Services, Inc. dated March 2008 (reference #10622) shall be the reference for the existing environmental condition of the property.

- i. That no minor changes be made from the conditions of this permit without the approval of the City Plan Commission and no changes made from the conditions of this permit without the approval of the Common Council.
- j. That this permit is subject to City Plan Commission review for compliance with the approved plans and conditions. The Commission shall conduct an automatic review six months from the date this permit is approved by the Common Council.
- k. That this permit shall not run with the property but shall expire upon the termination of E. G. Development's ownership of or leasehold on the property.