



CITY PLAN COMMISSION (CPC)
of the City of Racine, Wisconsin
AGENDA BRIEFING MEMO

AGENDA DATE:	July 25, 2018
SUBJECT:	A request by John Conner of John Conner Co. LLC seeking an extension to an approval of a conditional use permit to establish offices, showroom, and shop for a plumbing company at 3457 and 3449 Douglas Ave.
PREPARED BY:	Matthew G. Sadowski , Assistant Director/Principal Planner
EXECUTIVE SUMMARY:	Conditional use permits are void if not implemented within 12 months of their approval unless an extension to the implementation period is granted. Mr. Conner contacted Staff on May 30, 2018 seeking guidance in obtaining a 6 to 12 month extension to the conditional use permit he obtained approval for citing difficulty in securing financing to execute his business development plans.
BACKGROUND & ANALYSIS:	<p>With a Flex Development rezoning and accompanying use supplement, a conditional use permit was approved by the Common Council on July 5, 2017 for an office, showroom, and shop for a plumbing company to locate at 3457-3449 Douglas Ave. (ZOrd. 0005-17, Res. Nos. 0235-17 & 0236-17).</p> <p>Through Resolution No. 0236-17 Mr. Conner received approval to operate his plumping business. The business will operate out of the 4,000 sq. ft. building where they will use 3,655 sq. ft. for office and shop space and 345 sq. ft. for a showroom. Approved hours of operation are Monday thru Friday from 8 a.m. to 5 p.m., Saturday from 8 a.m. to Noon, and no Sunday hours. The business will employ up to 2-3 employees and, other than the showroom, will have employees coming to the shop during work hours to pick up or prepare supplies. Some emergency jobs will be done, but will be rare.</p> <p>Prior to an occupancy permit being issued, assorted site improvements are required to be completed such as paving of unpaved parking areas, screening of residential properties to the east, the addition of landscaping, elimination of a driveway onto Douglas Avenue, and building façade upgrades.</p>
BUDGETARY IMPACT:	None.
RECOMMENDED ACTION:	Recommend to the Common Council that a resolution be adopted granting a 12 month extension from July 5, 2018 for the implementation of Resolution 0236-17.