



City of Racine

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

Legislative Report

File Number: Res. 1136-19

Agenda Date: 10/15/2019

File Type: Resolution

2500 Lathrop Avenue

Resolved that, based on the findings of fact, the request from Aziz Abdul seeking a major amendment to an existing conditional use permit to allow for an addition of a takeout-carryout restaurant at 2500 Lathrop Avenue is approved, subject to the following conditions:

- a. That the plans presented to the Plan Commission on October 9, 2019, be approved subject to the conditions contained herein.
- b. That the following development standards be complied with prior to occupancy unless otherwise noted:
 1. That signage cover no more than 50% of any window as required by Ordinance Section 114-1038(c)(1).
 2. That a final drainage plan be submitted to and approved by the City Engineer as required by Ordinance Section 114-739.
 3. That signage be submitted to and approved by the Department of City Development, prior to installation on the site.
- 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 hours of operation for the takeout carryout establishment be from Monday through Saturday 10:00 AM to 9:00 PM, and Sundays from 10:00 AM to 8:00 PM, and the gas station portion be from 6:00 AM to Midnight, Monday through Saturday, and 7:00 AM to 11:00 PM, Sundays.

- e. That outdoor storage of crates, coolers and other items not for sale be screened at all times.
- f. That LED or incandescent string lights not be placed in windows or as exterior accent lighting.
- g. That the following exception be granted with this approval:
 - 1. Ordinance Section 114-1188 to allow for 17 parking spaces versus the required 20 spaces.
- 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 Plan 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 Plan Commission review for compliance with the listed conditions.

Fiscal Note: N/A