

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

Reviewer: Steven Madsen
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AGENDA ITEM NUMBER: 720-17

APPLICANT NAME: Robert Gleason
AGENT NAME: NA
ADDRESS OF PROPERTY IN QUESTION: 2220 Northwestern Avenue
CURRENT / MOST RECENT USE: Racine Unified Storage
PROPOSED USE: Vehicle Storage
CURRENT ZONING: I-2
PROPOSED ZONING: NA
ATTACHMENTS:

SUMMARY: Mr. Gleason is seeking a conditional use permit to run an auto storage warehouse at 2220 Northwestern Avenue. They will be storing all kinds of cars. The current layout will accommodate approximately 33 cars and he may change the layout to eventually accommodate more. There will be no cars for sale or repair services. He will be adding garage doors on the building to allow better access. The building space to the Northeast and Southwest will be mini warehouses which are permitted uses. Future plans for the site outside of the vehicle storage include possibly converting a section of the old parking lot to the Northwest into another mini warehouse and to landscape along the Northwest boundary line.



DENSITY (114-Article V: Article VII, Div. 5&8)

Existing

SETBACKS (114-Article V: Article VII, Div. 6)

Existing

DRAINAGE (114-739 & Consult Engineering Dept.)

Existing

UTILITIES (114-821 & Consult Engineering and S/W Utility)

Existing

ARCHITECTURE (114-Secs. 735.3 & 736)

Existing

PARKING / ACCESS (114- Article XI)

NUMBER OF LEGAL, ON SITE PARKING SPACES: 5 handicap and 137 regular.

LANDSCAPING (114- Article V: Article VII, Div. 6 & 7)

None

SIGNAGE (114-Article X)

None proposed at this time.

EXTERIOR LIGHTING (114-Sec. 742)

None

FIRE/POLICE (Consult Fire, Police, and Building Depts.)

Applicant Consulted with Building Department

OUTSIDE STORAGE (114-Article V & 114-740)

None

OPERATIONS

HOURS: 8 a.m. – 6 p.m. Monday thru Saturday

NUMBER OF EMPLOYEES: FULL-TIME: 1 PART-TIME: 2

Will eventually also meet clients by appointment to store vehicles and retrieve vehicles from storage when required.

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.
Operated per conditions this criterion 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.
Operated per conditions this criterion 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.
Operated per conditions this should not impede development.
4. Adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided.
Adequate utilities, access and drainage 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 are existing.
6. The proposed conditional use is not contrary to the objectives of the current land use plan for the city.
It is no contrary.
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.
Operated per conditions this criterion will be met.

POSSIBLE ACTIONS

DEFER:

APPROVE: Recommended (SEE NEXT PAGE FOR FULL LIST OF RECOMMENDED CONDITIONS OF APPROVAL)

DENY:

RECEIVE AND FILE:

RECOMMENDATION

THAT THE REQUEST FROM ROBERT GLEASON SEEKING A CONDITIONAL USE PERMIT TO OPERATE A VEHICLE STORAGE FACILITY AT 2220 NORTHWESTERN AVENUE BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

- a. That the plans presented to the Plan Commission on July 26, 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-Saturday 8 a.m. – 6 p.m.
- d. That no vehicles are stored outside of the facility at any time.
- e. That all stored vehicles be in working order and no repair or service provided.
- f. That no car sales be conducted on the premises.
- g. That the parking lot be resealed and striped prior to the issuance of an occupancy permit.
- h. 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.
- i. That the landscaping around the property be cleaned and well maintained.
- j. That the lot be treated for any weeds prior to the issuance of a occupancy permit.
- k. That all codes and ordinances are complied with and required permits acquired.
- l. 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.
- m. That this conditional use permit is subject to Plan commission review for compliance with the listed conditions.