

Conditional Use Permit Application Submission – 3701 Durand Avenue

Applicant Information

- **Applicant Name:** Scott Dooley
 - **Address:** 6858 100th Place Unit D
 - **City / State / Zip:** Pleasant Prairie, WI 53158
 - **Phone:** 818-441-8543
 - **Email:** dooley917@gmail.com
 - **Property Address:** 701 Durand Avenue, Racine, WI 53405
 - **Zoning District:** B2 General Commercial District
 - **Current/Most Recent Use:** Storage for heavy equipment
 - **Proposed Use:** Car storage facility
-

Written Description of Project

a. Hours of Operation

- Monday to Friday: 9:00 AM – 8:00 PM
- Saturday: 9:00 AM – 5:00 PM
- Sunday: Closed

b. Anticipated Delivery Schedule

Vehicle drop-offs and pick-ups will occur during normal business hours. No commercial deliveries or semi-truck traffic are anticipated for this use.

c. Maintenance Plan

- Weekly garbage pickup
- Biweekly lot sweeping and trash removal
- Winter snow removal
- Monthly building systems inspections
- Secure and organized parking arrangement to ensure safe vehicle storage

d. General Use of the Building and Lot

The building and lot will be used exclusively for **short-term and long-term car storage**. The business will not perform automotive repairs or maintenance on-site. No structural, layout, or exterior changes are planned. Vehicles will be stored in an orderly manner with no overflow into drive lanes or public right-of-way.

Justification for Conditional Use (Per Section 121-324)

1. Public Health, Safety, and Welfare

The storage facility will operate safely, with secure parking practices and compliance with all local regulations. No hazardous materials or automotive fluids will be handled on-site.

2. Compatibility with Nearby Uses and Property Values

Car storage is a low-impact commercial activity and fits well within a B2 commercial district. It is expected to have no negative impact on surrounding property values.

3. Impact on Development in the Area

The use activates an existing commercial building without increasing noise, traffic, or environmental impact. It supports economic utilization of the property while maintaining compatibility with surrounding uses.

4. Infrastructure (Utilities, Drainage, etc.)

Car storage has minimal utility demands. No changes to drainage, water, sewer, or electrical service are required.

5. Traffic and Access Management

Traffic impacts will be minimal, limited primarily to customer vehicle drop-offs and pick-ups. No modifications to the existing access points or parking areas are proposed.

6. Consistency with Land Use Plan

The use supports the City's goal of productive commercial utilization along Durand Avenue and aligns with permitted uses in the area.

7. Zoning Conformity

Car storage is conditionally permitted in the B2 zoning district and the existing site meets the necessary zoning parameters.

Item-by-Item Submittal Checklist

3. Site Plan

No changes to the site layout are proposed. All buildings, driveways, parking areas, and enclosures remain unchanged.

Label all elements as "Existing."

4. Zoning Analysis Table

No changes are proposed. Existing zoning compliance remains unchanged.

5. Landscape Plan

No changes to landscaping are planned. All existing plantings and screens remain intact.

6. Lighting Plan

No exterior lighting changes are proposed.

7. Floor Plan

No interior renovations or new construction are proposed.

8. Engineering Plan

No changes to grading, stormwater, or traffic patterns are proposed.

9. Signage Plan

Existing signage will be retained. No new signs are planned.

10. Building/Site Elevations

No exterior modifications are proposed.

11. Building Material Samples

Not applicable – no new materials are proposed.

12. Review Fee

Will be included with the submission.

NOTES

- STANDARD PARKING SPACE SHALL BE 9'-0" X 5'-0" - 4'-0".
- HANDICAPPED ACCESSIBLE PARKING SPACES SHALL BE 9'-0" X 5'-0" - 4'-0" UNLESS INDICATED OTHERWISE.
- STOP SIGN AND WARNING STRIPES SHALL BE PLACED IN THE FIELD. VERIFY LOCATIONS WITH OWNER.

SUMMARY

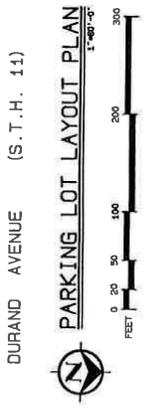
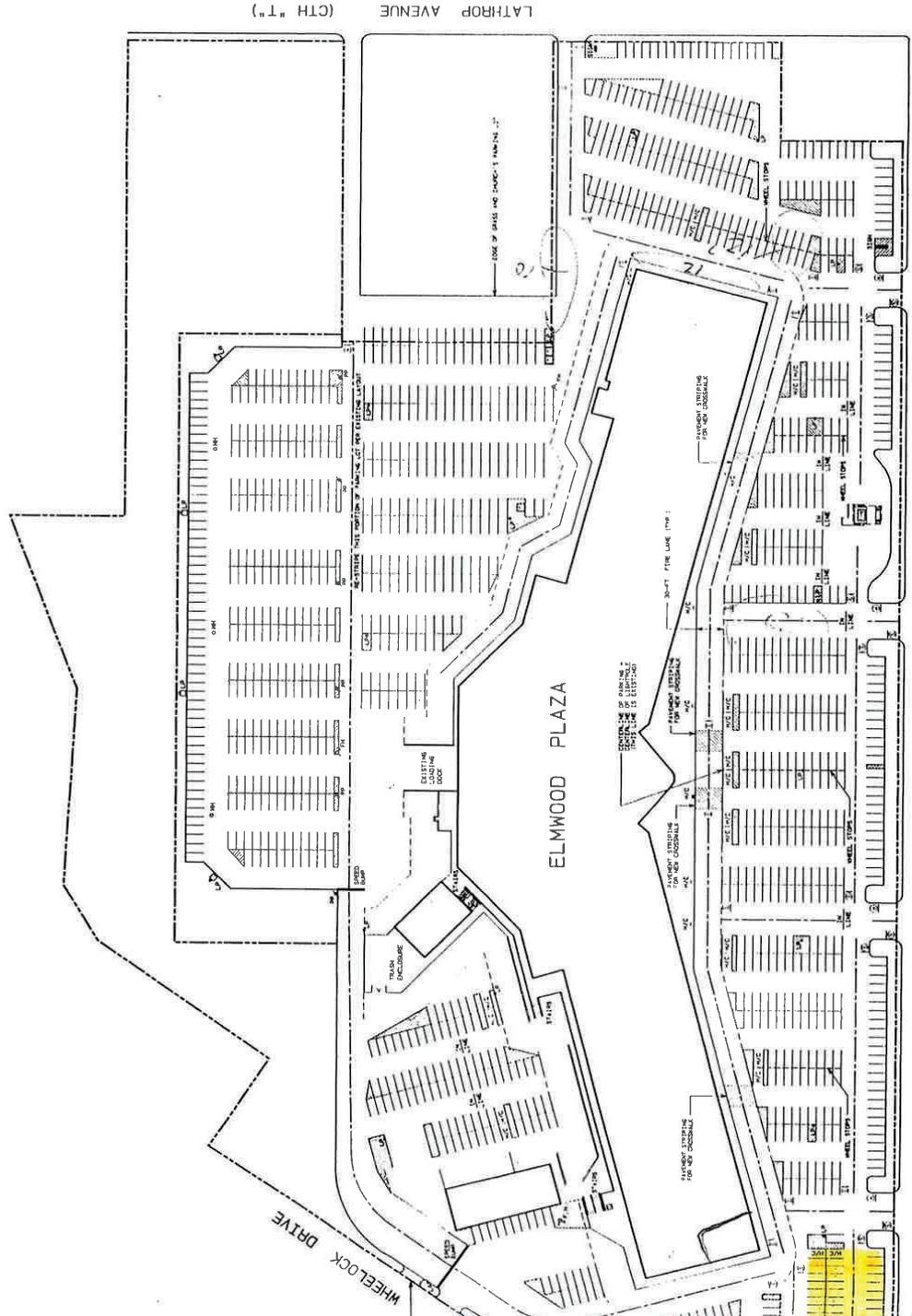
TOTAL PARKING SPACES
 PROPOSED PARKING SPACES 1377
 NET GAIN 184

TOTAL HANDICAPPED PARKING SPACES 24
 HANDICAPPED ACCESSIBLE PARKING SPACES PROVIDED 24

KEY

PO POWER POLE
 TR TRANSFORMER
 LI LIGHT POLE
 MK MARKER
 HVC HAND ACCESSIBLE PARKING SPACE
 PAV Pavement Striping
 S-1 EXISTING 1/4" RAMP
 S-2 NEW HVC RAMP

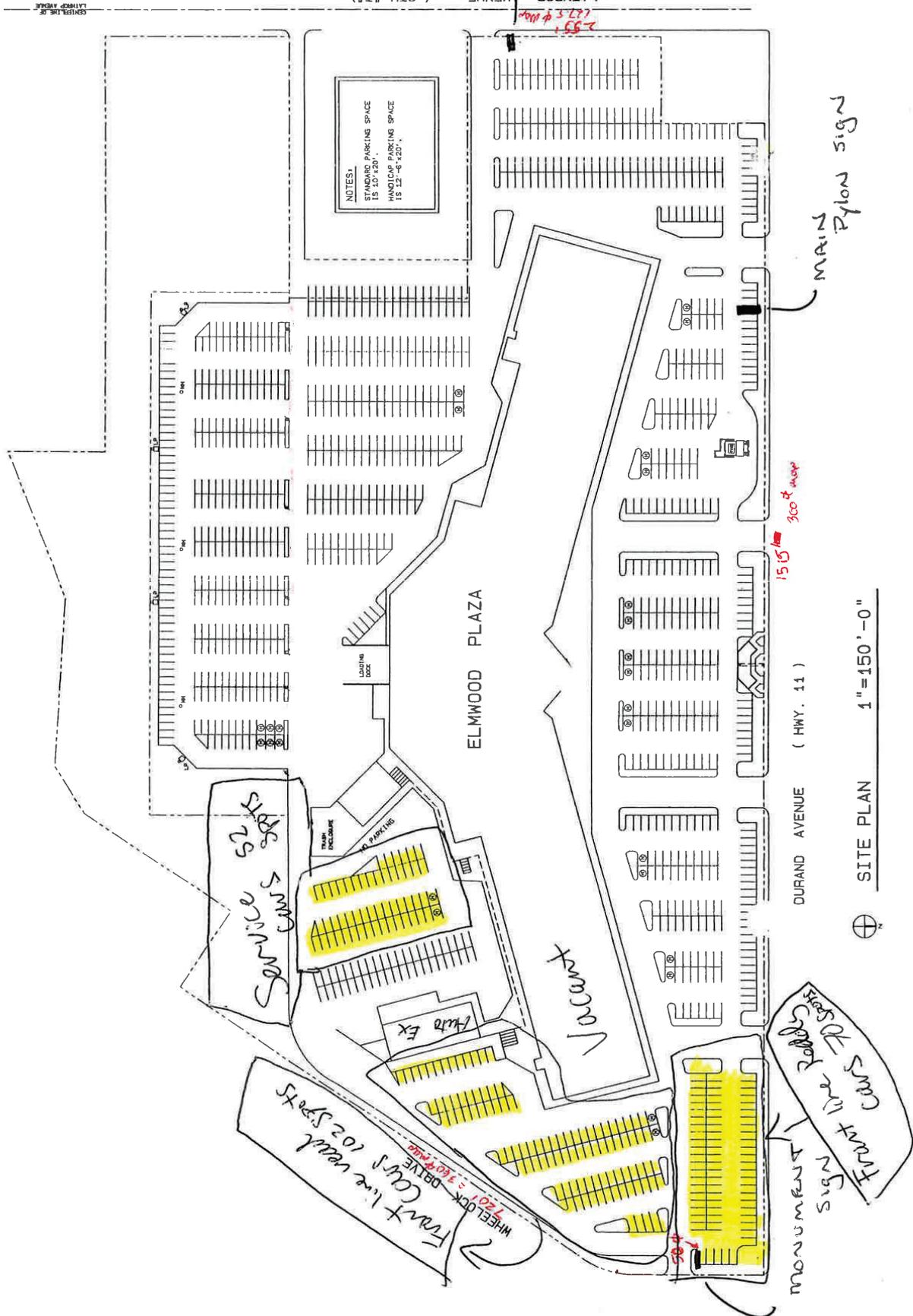
IS STOP SIGN (SEE NOTES)
 TR TRANSFORMER
 LI LIGHT POLE
 MK MARKER
 HVC HAND ACCESSIBLE PARKING SPACE
 PAV Pavement Striping
 S-1 EXISTING 1/4" RAMP
 S-2 NEW HVC RAMP



PARKING LOT RENOVATIONS
 ELMWOOD PLAZA
 2700 DURAND AVENUE
 MADISON, WISCONSIN 53705



PROJECT: 9371 DATE: 08/24/00 SHEET: C-1



NOTES:
 REMAINING PARKING SPACE
 IS 4,000'
 HANDICAP PARKING SPACE
 IS 22'-8" x 20' "

DURAND AVENUE (HWY. 11)

⊕ SITE PLAN 1"=150'-0"