

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

For Questions Contact: Matthew G. Sadowski, Assistant Director/Principal Planner
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AGENDA ITEM NUMBER:

APPLICANT NAME: Miller Compressing

AGENT NAME: Damon Hassell

ADDRESS OF PROPERTY IN QUESTION: 1339 17th St.

CURRENT / MOST RECENT USE: Salvage/Recycle Yard

PROPOSED USE: Salvage/Recycle Yard (Amending to allow dealing with cars)

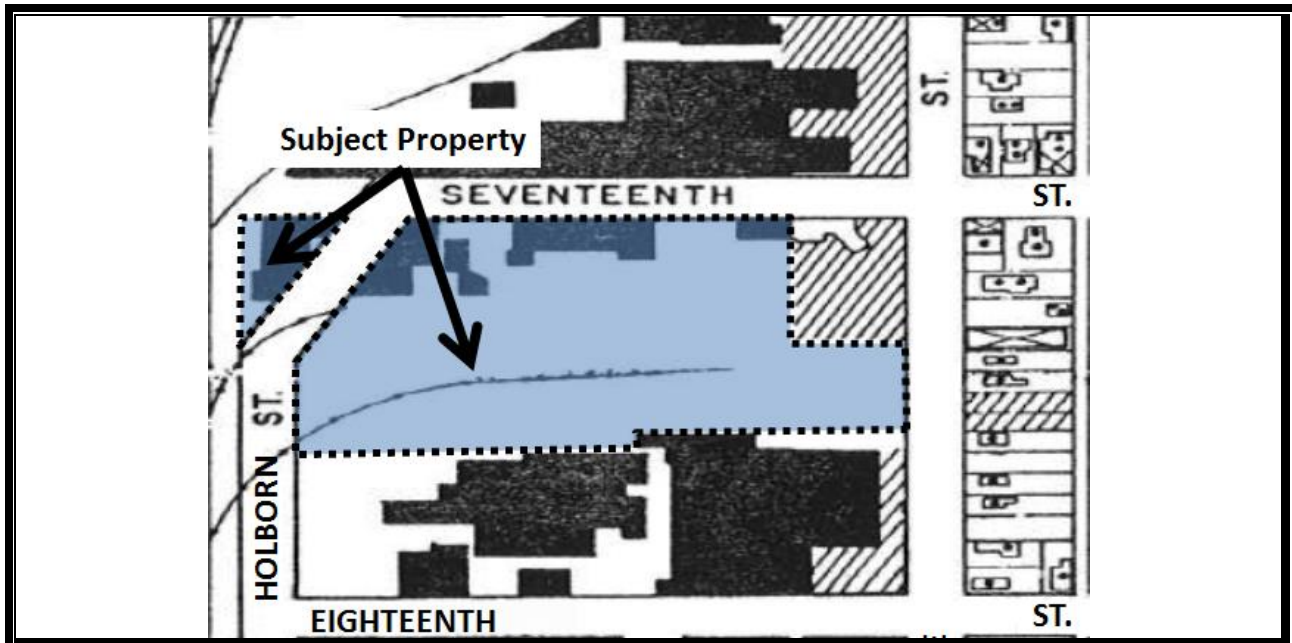
CURRENT ZONING: I-2

PROPOSED ZONING: NA

ATTACHMENTS:

SUMMARY: Damon Hassell Representing Miller Compressing which is a part of Alter Trading is seeking a major amendment to the Conditional Use permit at 1339 17th Street to allow the buying and storage of cars. They will purchase junk cars remove batteries and refrigerants so that the cars can be transported along with other scrap to their Milwaukee location.

The adding of storage of vehicles was seen a major amendment to the current conditional use permit. The zoning ordinance classifies the storage of cars as permissible in the I-2 General Industrial District upon issuance of a conditional use permit (114-588 (10)). Staff finds that the amendment is consistent with zoning ordinance requirements.



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: 0

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

The East side of the site is across from residential properties. It is recommended by staff that a solid fence is installed for screening along these boundaries. The applicant would prefer to use solid fill panels instead. The reasoning is that applicant feels the solid fence would become unappealing after a short time because of wind damage and graffiti while not being easy to replace.

SIGNAGE (114-Article X)

No signage has been proposed.

EXTERIOR LIGHTING (114-Sec. 742) Existing

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

OUTSIDE STORAGE (114-Article V & 114-740) The cars will be stored on their existing drainage pad to ensure that no accidental leakage of fluids gets into the ground.

OPERATIONS

HOURS: 7:30 a.m to 3:30 p.m. Monday thru Friday

NUMBER OF EMPLOYEES: FULL TIME: 5 PART TIME: 0

Hours have not changed from the existing

EXCEPTIONS TO ORDINANCE: None

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 criterion will be met.
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.
Adequate 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.
The proposed conditional use is not contrary objectives of the current land use plan.
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 BELOW FOR FULL LIST OF RECOMMENDED CONDITIONS OF APPROVAL)**DENY:****RECEIVE AND FILE:****RECOMMENDATION**

THAT THE REQUEST FROM DAMON HASSEL REPRESENTING MILLER COMPRESSING SEEKING A MAJOR AMMENDMENT TO AN EXISTING CONDITIONAL USE PERMIT TO ALLOW THE STORAGE AND HANDLING OF VEHICLES AT 1339 17TH STREET BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

- a. That the plans presented to the Plan Commission on December 13, 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 all codes and ordinances are complied with and required permits acquired.
- d. That the hours be 7:30 a.m. to 3:30 p.m. Monday thru Friday and closed Saturday and Sunday.
- e. That a solid fence be installed the design of which is to be approved by the Director of City development for the East boundaries of the site by, June 1, 2018.
- f. That no more than 20 cars be stored on site at one time, located on the existing draining pad.
- g. That if item listed under condition "f" above cannot be completed before the implementation date, then the applicant shall submit to the Director of City Development a financial surety, such as a bond, letter of credit, cash or other recognized assurance. An estimate of the cost of completing said items is to be provided by the applicant and the financial assurance issued in an amount equal of the value of the incomplete items. The financial assurance shall be kept on file with the Department of City Development, with the content and format of said assurance subject to review and approval of the City Attorney.
- h. 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.
- i. That this conditional use permit is subject to Plan Commission review for compliance with the listed conditions.