



City of Racine

City Hall
730 Washington Ave.
Racine, WI 53403
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Legislative Report

File Number: Res. 0184-22

Agenda Date: 04/18/2022

File Type: Resolution

2040 Grove Avenue

Resolved, that based on the findings of fact, the request from Joel Venn of First Call Heating & Cooling Inc., to operate a HVAC contractor's office, classified as use similar to those permitted in the I-1 zone, at 2040 Grove Avenue, is approved, subject to the following conditions:

- a) That the plans presented to the Planning, Heritage, and Design Commission on March 23, 2022, be approved subject to the conditions contained herein.
- b) That existing issues of property maintenance be fixed before receiving an occupancy permit.
 1. Chipping and peeling paint on the building exterior as required by Sec. 18-1312 of the Municipal Code.
 2. Broken and cracked windows as required by Sec. 114-312 of the Municipal Code.
 3. Cracked asphalt in parking lot as required by Sec. 114-1167 of the Municipal Code.
- c) That the barbed wire on the fencing be removed as required by Sec. 114-758 of the Municipal Code.
- d) That any proposed signage be reviewed and approved by the planning division before a permit is granted.
- e) That a parking plan be submitted to show that the required number of legal parking spaces required by code will be striped on the lot.
- f) That the dumpster in the parking area be removed or screened by a solid fence.
- g) That all codes and ordinances are complied with and required permits acquired.
- h) That no minor changes be made from the conditions of this permit without approval of the Planning, Heritage, and Design Commission, and no major changes be made from the conditions of this permit without the approval of the Common Council.

That this conditional use permit is subject to review of the Planning, Heritage, and Design Commission for compliance with the listed conditions.

Fiscal Note: N/A