



# City of Racine

City Hall  
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## Legislative Report

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**Agenda Date:**

**Version:** A

**Status:** Passed

**In Control:** City Attorney's Office

**File Type:** Resolution

Alderman Holding

Use Supplement for Flex Development Overlay at 2711 Lathrop Avenue

Resolved, that a use supplement be adopted in association with a Flex Development Overlay District at 2711 Lathrop Avenue, subject to the following conditions:

- a. That all uses listed in the underlying "I-1" Restricted Industrial District are permissible by right or by conditional use permit as specified in each district.
- b. That all applicable permits are obtained from the Building Inspection Department.
- c. That the following flex uses are permitted in addition to those permitted in the "I-1" Restricted Industrial District.
  1. Permitted uses: those uses permitted in the "B-2" Community Shopping District except those excluded herein.
  2. Conditional uses: those conditional uses permitted in the "B-2" Community Shopping District including auto sales as a primary use not to exceed twenty vehicles for sales display or storage except those excluded herein.
  3. Uses excluded: bus stations and terminals, adult entertainment uses, recycling drop-off or processing sites, live entertainment, and outdoor recreation facilities.
- d. That all aspects of the flex uses and all other uses shall be contained on site.
- e. That all trash and recyclables be stored in closed containers and screened from view.
- f. That the following is prohibited:
  1. Changes in exterior light fixtures unless first approved by the Director of City Development for design, placement and intensity.
  2. Pennants, banners, streamers, balloons, spot lights, or string lights.
  3. Vehicle mounted advertising devices such as antenna sleeves, balloons, or other

forms of advertising or visual attraction methods other than window signs and price stickers.

4. Storage or display of inoperable vehicles or vehicle parts.

g. That the following be submitted for the review and approval of the Director of City Development prior to the implementation of desired uses at this facility, but before September 1, 2006:

1. A landscape plan for implementation that illustrates plantings along Lathrop Avenue, and the design and location of a dumpster enclosure.
2. A comprehensive sign package for implementation that creates a unified design for all tenants to be occupying this location.

h. That the following be accomplished by October 31, 2006:

1. Repair and paint the fencing.
2. Install approved landscaping.
3. Clear brush, weed trees and debris from the rear/eastern yard area.
4. Paving and striping of the rear/eastern yard area if intended to be used for parking.

i. That the Chief Building Inspector or Director of City Development may impose additional conditions on a single or a group of flex uses to mitigate potential negative impacts on the subject or surrounding properties. Decisions in this regard may be appealed by the affected operator(s) to the Plan Commission who will forward a recommendation to the Common Council.

j. That upon consultation between the Chief Building Inspector and Director of City Development, additional uses not listed in this resolution may be permitted if found to comply with the spirit and intent of this flex development and the Flex Development Overlay District.

k. That all applicable codes and ordinances be complied with and required permits acquired.

l. That no minor changes be made from the conditions of this flex development without the approval of the Plan Commission and no major changes be made without the approval of the Common Council.

m. That this flex development is subject to Plan Commission review for compliance with the listed conditions.

Fiscal Note: N/A