

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

Reviewer: Steven Madsen
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AGENDA ITEM NUMBER: 718-17

APPLICANT NAME: Racine Riverside Marine Inc.

AGENT NAME: Erie Street Properties LLC

ADDRESS OF PROPERTY IN QUESTION: 1028 Douglas Ave.

CURRENT / MOST RECENT USE: Boat Storage

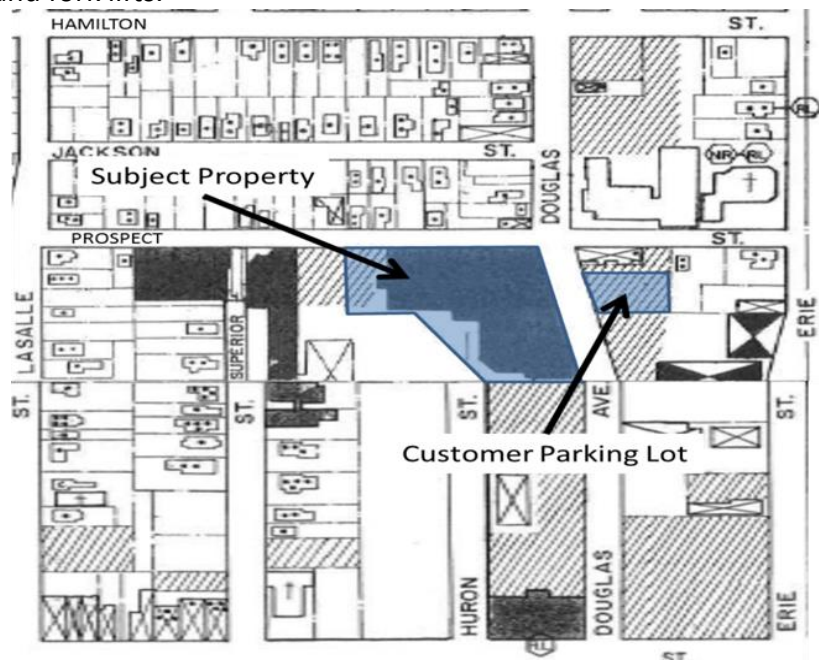
PROPOSED USE: Boat Show Room

CURRENT ZONING: I-1

PROPOSED ZONING: NA

ATTACHMENTS:

SUMMARY: Racine Riverside Marine is seeking a major amendment to their conditional use permit to allow the use of approximately 30,000 sq. ft. as a showroom. In the original conditional use permit, only storage had been mentioned so a major amendment is required to utilize this space for retail purposes. The showroom will include small boats, inflatables and boating accessories. To accommodate this new use they are also asking that they be allowed to install a garage door off of Prospect Street, about 30 ft. West of the intersection of Prospect Street and Douglas Avenue, to allow them to move merchandise in and out of the building utilizing trailer and fork lifts.



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

There will be 30,000 sq. ft. on the first floor that will be utilized as a show room for small boats, inflatables and boating accessories.

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: 20 (Listed on original CUP application)

They will be utilizing a parcel they own across Douglas Ave. for customer parking. A new garage door is planned to be installed in the building off of Prospect St. to accommodate the moving of merchandise in and out of the showroom area.

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

NA

SIGNAGE (114-Article X)

No new signage has been submitted at this time.

EXTERIOR LIGHTING (114-Sec. 742)

NA

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

Existing

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

No new outside storage planned.

OPERATIONS

HOURS: 8 a.m. – 4.30 p.m. Monday thru Friday and 8 a.m. – 2 p.m. Saturday

NUMBER OF EMPLOYEES: FULL-TIME: 2 PART-TIME: 1 (number of employees also from original CUP application)

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 measures will be taken.
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 NEXT PAGE FOR FULL LIST OF RECOMMENDED CONDITIONS OF APPROVAL)

DENY:

RECEIVE AND FILE:

RECOMMENDATION

THAT THE REQUEST FROM RACINE RIVERSIDE MARINE INC. SEEKING A MAJOR AMENDMENT TO THE CONDITIONAL USE PERMIT TO ADD A BOAT SHOWROOM AND GARAGE DOOR TO THE EXISTING BUILDING AT 1028 DOUGLAS 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-Friday 8 a.m. to 4:30 p.m. and 8 a.m. to 2 p.m. Saturday with no hours on Sunday or by appointment.
- d. That the new garage door shall be professionally installed and compatible with the building's historical architecture (e.g. recessed panels or carriage house/barn door style).
- e. That there be no additional outside storage of any kind from the original Conditional Use Permit.
- f. That if new signage be requested, 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.
- g. That all pavement be treated for the removal of weeds, and overgrowth removed from all fencing.
- h. That all codes and ordinances be complied with and required permits acquired.
- i. 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.
- j. That this conditional use permit is subject to Plan commission review for compliance with the listed conditions.