



# City of Racine

City Hall  
730 Washington Ave.  
Racine, WI 53403  
[www.cityofracine.org](http://www.cityofracine.org)

## Legislative Report

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**File Number: Res. 0764-19**

**Agenda Date: 08/07/2019**

**File Type: Resolution**

### Recycling Drop-off Site at 1339 Seventeenth Street

Resolved, that based on the findings of fact, the request from Alter Trading seeking a major amendment to an existing conditional use permit which allows a recycling drop-off site at 1339 Seventeenth Street is approved, subject to the following conditions:

- a. That the plans presented to the Plan Commission on July 24, 2019, be approved subject to the conditions contained herein.
- b. That the following development standards be complied with prior to occupancy unless otherwise noted:
  1. Screening and enhanced landscaping be provided along Racine Street as required by Racine Ordinances sections 114-734 and 114-743. Screening may be fencing with privacy slats and shall be eight feet in height. Specifications of all screening and enhanced landscaped areas along Racine Street frontage are to be submitted to and approved by the Department of City Development prior to installation.
  2. Screening along Seventeenth Street frontage may be fencing with privacy slats and shall be 8 feet in height. Specifications of 17<sup>th</sup> Street screening are to be submitted to and approved by the Department of City Development prior to installation.
  3. That privacy slats will be installed in the fencing facing Holborn Street.
  4. Masonry material as required by Racine Ordinance section 114-735.5 be installed on at least 30% of the building walls. Masonry material shall be of a smooth face scored product to resemble full dimensioned jumbo brick. Revised plan indicating where the additional 10% masonry will be installed to be submitted to the Department of City Development, and approved by said Department, prior to submitting for building permits.
  5. Final stormwater drainage plan and calculations as required by Racine Ordinance section 114-739 be submitted to and approved by the City Engineer prior to any construction on the site.
  6. Driveways along 17th Street not being utilized for the drop-off center be closed in accordance with Racine Ordinance section 114-1151, curbing installed and

sidewalks reestablished in accordance with City standards installed. Said closure, curbing sidewalks are to be installed install to occur within two years of the date of this approval.

7. That the dilapidated building at 1401 Seventeenth Street be removed within two years of the date of this approval.
- c. That if, prior to the issuance of an Occupancy Permit, required building and site improvements listed in b) 1.,2., 3.,4., and 5. above have not been or cannot be completed, a financial surety shall be provided to the City. The surety shall be in a format as approved by the City Attorney's office, and subject to all stipulations as identified for financial sureties in the City of Racine. The dollar amount shall be determined at the time of application based upon estimates provided by the applicants for any incomplete work, and shall be valid for no less than one (1) year from the date of issuance. The surety format and content is subject to review and approval by the City Attorney.
- d. All piles of material exceeding seven feet in height shall be no closer than 175 feet to the Racine Street Right-of-way line and 50 feet to the 17th Street Right-of-way line. In no case, shall a pile of scrap or material exceed a total height of 25 feet.
- e. That all codes and ordinances are complied with and required permits acquired.
- f. 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.
- g. That this conditional use permit is subject to Plan Commission review for compliance with the listed conditions.

Fiscal Note: N/A