



# 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. 0535-19**

**Agenda Date: 05/21/2019**

**File Type: Resolution**

Recreation Building at 3402 Douglas Avenue

Resolved, that based on the findings of fact, that the request from Brenda Johnson of Urban Fitness Studio seeking a conditional use permit to allow a recreation building at 3402 Douglas Avenue is approved, subject to the following conditions:

- a. That the plans presented to the Plan Commission on May 8, 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. Parking lot be sealed and striped as required by Sec. 114-Article XI
  2. The obsolete pole sign structure and obsolete canopy sign structure, advertising a past business on the property, be removed as required by Sec. 114-1029.
  3. A trash enclosure as required by Sec. 114-740 be installed on the property. A chain link fence with privacy slats shall not fulfill this requirement.
  4. Decorative plantings and/or a landscaping grant from the Douglas BID be pursued for the property in accordance with the requirements of Sec. 114-743.
- c. That if, prior to the issuance of an Occupancy Permit, required site improvements listed in b, 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 year from the date of issuance. The surety format and content is subject to review and approval by the City Attorney.
- d. That LED string lights not be placed in windows, along the building cornice, or around entryways.
- e. That operating hours for the businesses on the property be from 5:30 AM -10:00 PM
- f. That all codes and ordinances are complied with and required permits acquired.
- g. 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.

- h. That this conditional use permit is subject to Plan Commission review for compliance with the listed conditions.

Fiscal Note: N/A