



City of Racine

City Hall
730 Washington Ave.
Racine, WI 53403
www.cityofracine.org

Legislative Report

File Number: Res. 0785-20

Agenda Date: 12/01/2020

File Type: Resolution

1001 S. Main Street

Resolved, that based on the findings of fact, the request from Jeff Bridleman of Partners in Design Architects, agents for Gateway Technical College, for a major amendment to a conditional use permit for approval of exterior changes within the downtown design review area for two additions at 1001 S. Main Street be approved, subject to the following conditions:

- a. That the plans presented to the Planning, Heritage, and Design Commission on November 18, 2020, be approved subject to the conditions contained herein.
- b. That all of the following occur prior to occupancy, unless otherwise noted:
 1. All comments from the City Joint Plan Review team be addressed prior to the permitting and/or final occupancy of the proposed improvements.
 2. That if, prior to the issuance of an Occupancy Permit, the required site, landscaping, and exterior building improvements listed in the approved plans 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.
- c. That any signage be approved by the Planning, Heritage, and Design Commission prior to installation on the site.
- d. That, in a time frame and manner of surety consistent with conditions b), rooftop mechanical equipment be screened from view, and the method of screening be submitted for the review and approval of the Department of City Development prior to installation.
- 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 Planning, Heritage, and Design 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 Planning, Heritage, and Design Commission review for compliance with the listed conditions.

Fiscal Note: N/A