

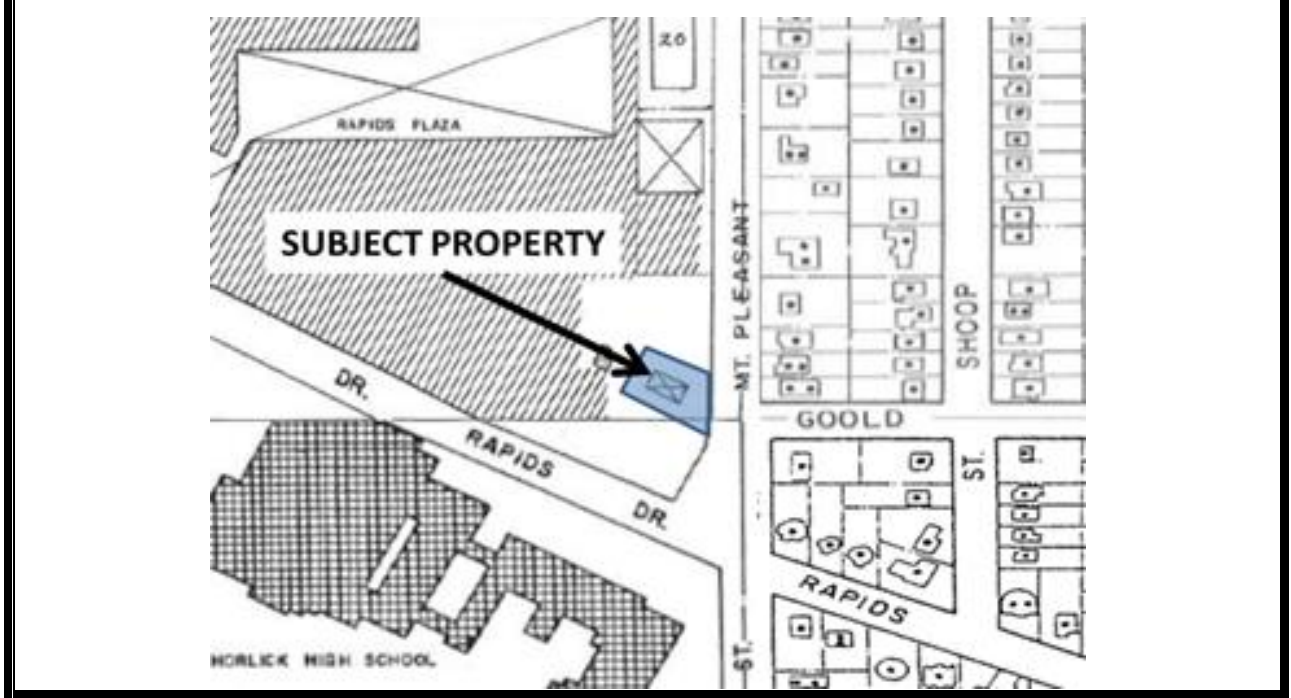
CITY OF RACINE
DEPARTMENT OF CITY DEVELOPMENT
STAFF REVIEW COMMENTS AND RECOMMENDATION

Reviewer: Steven Madsen
E-Mail: steven.madsen@cityofracine.org
Phone: (262) 636-9153

AGENDA ITEM NUMBER: 719-17

APPLICANT NAME: Benjamin Nelson
AGENT NAME: NA
ADDRESS OF PROPERTY IN QUESTION: 2100 Rapids Drive
CURRENT / MOST RECENT USE: Auto Repair/Service
PROPOSED USE: Auto sales and service
CURRENT ZONING: B-2
PROPOSED ZONING: NA
ATTACHMENTS:

SUMMARY: Mr. Nelson is seeking a conditional use permit to open an auto sales and light service shop. He would like to display approximately 12 cars at a time. The service component will only be for the used cars he obtains to fix and clean them up in preparation for sale or to fix cars customers had bought from the shop.



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

Existing

SETBACKS (114-Article V: Article VII, Div. 6)

Existing

DRAINAGE (114-739 & Consult Engineering Dept.)

Permits were obtained from building department for new pavement.

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: 16

The Parking will utilize a piece of the Rapids Plaza parking lot in which an easement exists on the South side, but has been designed as to not require access from the parking lot from the North where no easement exists.

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

A new grass area with some small bushes is planned on the East side of the building in an area that was previously asphalt pavement.

SIGNAGE (114-Article X)

Design has not been submitted, but the plan is to replace the sign for Jerry's Service with a sign for the new business.

EXTERIOR LIGHTING (114-Sec. 742)

Two Wisconsin Electric lights exist on a utility pole. Other lights exist either on the neighboring properties or public.

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

Was most recently a service station should not be an issue.

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

Vehicles for sale will be stored outside in the lot. Behind the building of the North side is planned to be a dumpster for trash storage that will be screened.

OPERATIONS

HOURS: 9 a.m. – 8 a.m. Monday thru Thursday and 9 a.m. – 5 p.m. Friday and Saturday

NUMBER OF EMPLOYEES: FULL-TIME: 4 PART-TIME: 1

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 criteria 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 BENJAMIN NELSON FROM CAR CORNER SEEKING A CONDITIONAL USE PERMIT TO OPERATE AN AUTO SALES SHOP WITH SERVICE AT 2100 RAPIDS DRIVE 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-Thursday 9 a.m. to 8 p.m. and 9 a.m. to 5 p.m. Friday and Saturday with no hours on Sunday.
- d. That prior to the issuance of and occupancy permit the landscaping and paving plan shall be implemented in accordance with plans submitted for the review and approval of the Director of City Development. Said landscape and paving plan shall, at a minimum, illustrate:
 1. Planter beds with plantings directly adjacent to the building's office area.
 2. Planters with plantings to be placed around the perimeter of the parking and display lots.
 3. Planter with plantings at the base of the pole sign on Rapids Drive.
 4. Enclosure for the dumpster area.
 5. Yard area east of the building, fronting on Mt. Pleasant Street.
 6. Paving and stripping of the Northern/rear parking area.
 7. Striping of the Southern/front parking and display lot.
- e. That if improvements listed under condition "d" above cannot be completed before the end of the growing season following the issuance of and occupancy permit, then the applicant shall submit to the Director of City Development a financial surety, such as a bond, letter of credit, cash or other recognized assurance. An estimate of the cost of completing said improvements is to be provided by the applicant and the financial assurance issued in an amount equal of the value of the incomplete improvements. The financial assurance shall be kept on file with the Department of City Development, with the content and format of said assurance subject to review and approval of the City Attorney. In no case shall the improvements under condition "d" be installed later than June 1, 2018.
- f. That 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 codes and ordinances be complied with and required permits acquired.
- h. That no major 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.
- i. That this conditional use permit is subject to Plan commission review for compliance with the listed conditions.