



City of Racine

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

Legislative Report

File Number: Res. 1137-19

Agenda Date: 10/15/2019

File Type: Resolution

2019 Washington Avenue

Resolved, that based on the findings of fact, the request from Todd Mosher, agent for Halle Properties LLC, seeking a conditional use permit to allow a garage for the storage, repair, and servicing of motor vehicles at 5019 Washington Avenue is approved, subject to the following conditions:

- a. That the plans presented to the Plan Commission on October 9, 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. That signage cover no more than 50% of any window as required by Ordinance Section 114-1038(c) (1).
 2. That a final drainage plan be submitted to and approved by the City Engineer as required by Ordinance Section 114-739.
 3. Addition to two trees along the South property line and on the eastern side of the building moving the planting strip between the building and sidewalk and adding vegetation which would fill gaps between the building columns on the east elevation.
- c. That if, prior to the issuance of an Occupancy Permit, required development standards 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 hours of operation be Monday through Friday 8:00 AM to 6:00 PM, and on Saturday from 8:00 AM to 5:00 PM.
- e. That outdoor storage or display is not allowed at any time and that nonoperational vehicles not be allowed outside of the building at any time.

- f. That LED or incandescent string lights not be placed in windows or as architectural accents.
- g. That all codes and ordinances are complied with and required permits acquired.
- h. 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.
- i. That this conditional use permit is subject to Plan Commission review for compliance with the listed conditions.

Fiscal Note: N/A