



City of Racine

City Hall
730 Washington Ave.
Racine, WI 53403
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Legislative Report

File Number: Res. 0271-19

Agenda Date: 03/19/2019

File Type: Resolution

Mixed Use Development at 1129 Michigan Boulevard

Resolved, that based on the findings of fact, the request from Royal Capital Group seeking a conditional use permit to allow a mixed use development at 1129 Michigan Boulevard is approved, subject to the following conditions:

- a. That the plans presented to the Plan Commission on March 13, 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. Site be landscaped and maintained as required by Sec. 114-743. A landscaping plan which accounts for all areas of soil treatments as recommended by the City Forester shall be prepared and submitted to the Department of City Development for review and approval by the Downtown Area Design Review Commission prior to installation. Specific care shall be given to the preparation of planting beds and areas as prescribed by the City Forester. The density of plants near foundation of buildings shall be increased and shall provide year round color through variety of species.
 2. Utility plans for the provision of public utilities, street lights, private utilities, drainage facilities, and roadway specifications shall be approved prior to the issuance of any site development permits.
 3. Design requirements as approved by the Downtown Area Design Review Commission or the Director of the City Development Department shall be reflected on the development.
- 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 the following exceptions be granted with this approval:
 1. Sec. 114-735.5 to allow masonry and building finishes as shown by the applicant in this submittal, which meet the spirit and intent of the section; and
 2. Sec. 114-1188 to allow for 1.0 parking spaces per residential unit as requested by applicant and code compliant parking for commercial uses, resulting in 324 spaces

being required for this phase of development, whereas 374 spaces have been provided; and

3. Sec. 114-1148 to count street parking in a public right-of-way not on a private lot; and
 4. Sec. 114-1201 to allow required loading zones to occur in a right-of-way adjacent to the required parcels.
- e. That all terms and conditions of development agreement be adhered to as agreed upon in executed document.
 - 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