



City of Racine

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

Legislative Report

File Number: Res. 0220-20

Agenda Date: 07/21/2020

File Type: Resolution

Building Materials Sales and Storage Facility at 3811 21st Street for a HVAC Business

Resolved, that based on the findings of fact, the request from Wesley Rosenberg of Building Waters Inc. seeking a conditional use permit for a building materials sales and storage facility for a HVAC business at 3811 21st Street be approved, subject to the following conditions:

- a. That the plans presented to the Planning, Heritage, and Design Commission on June 10, 2020, 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 required screening along the southern property line be installed no later than August 31, 2020. Plans for screening to be submitted to and approved by the Department of City Development prior to occupancy.
 2. That details of the proposed trash enclosure/gate system be submitted to and approved by the Department of City Development prior to construction.
 3. That replacement awning fabric be installed on all windows no later than August 31, 2020; color specifications to be submitted to and approved by the Department of City Development prior to construction.
- c. That if, prior to the issuance of an Occupancy Permit, required site improvements listed in "c" 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 (1) 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 shall be 7:00 AM – 3:00 PM daily.
- 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