



Application for Conditional Use Permit

Applicant Name:

RACINE RECOVERY LLC

Address:

5336 DOUGLAS AVE

City:

RACINE

State:

WI

Zip:

53402

Telephone:

(262) 944-0744

Cell Phone:

Email:

Rob @ Racine Recovery . com

Agent Name:

Address:

City:

State:

Zip:

Telephone:

Cell Phone:

Email:

Property Address (Es):

2817 EATON LANE

Current Zoning:

I1

Current/Most Recent Property Use:

WAREHOUSE

Proposed Use:

TOWING YARD AND SERVICE

Paper Notice
April 14
April 15
Mail Out
April 15

RECEIVED

MAR 24 2022

DEPT. OF CITY DEVELOPMENT
CITY OF RACINE, WI





DEPARTMENT OF CITY DEVELOPMENT



The application will be evaluated using the standards of Sec. 114-154 of the Municipal Code (below). Please use the space to justify and explain how your proposal addresses these conditions; use an additional sheet if necessary.

- (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;

ALL PRECAUTIONS WILL BE TAKEN

- (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;

PROPERTY WILL BE KEPT NEAT AND TIDY

- (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;

BUSINESS PLAN FITS WITH THE AREA.

- (4) Adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided;

ALL UTILITIES, ROADS, AND DRAINAGE ARE IN PLACE

- (5) Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;

PROPERTY IS ON A DEAD END STREET WITH MINOR TRAFFIC

- (6) The proposed conditional use is not contrary to the objectives of the current land use plan for the city; and

PROPERTY IS NEIGHBORED BY OTHER EXISTING BUSINESSES

- (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.

ALL MEASURES WILL BE FOLLOWED





If the required supplemental materials, which constitute a completed application, are not submitted, the application will not be processed.

Required Submittal Format

1. An electronic submission via email/USB drive/CD/Download link; and
2. One (1) paper copy, no larger than 11" x 17" size.

Required Submittal Item	Applicant Submitted	City Received
1. Conditional Use Review Application	<input checked="" type="checkbox"/>	
2. Written description of project, including: a. Hours of operation b. Anticipated delivery schedule c. Maintenance plan d. General use of the building and lot	<input checked="" type="checkbox"/>	
3. Site Plan (drawn to scale), including: a. Fully dimensioned property boundary b. All buildings (existing and proposed) c. Setbacks from property lines d. Identification as to whether all elements are "Existing" or "Proposed" e. Dimensioned parking spaces and drive aisle layout f. Trash enclosure location and materials g. Loading spaces h. Fire hydrant locations i. Location of signage, with setbacks	<input checked="" type="checkbox"/>	
4. Zoning Analysis Table a. Land area (in acres and square feet) b. Building area (in square feet) c. Setbacks (required yards in feet) d. Floor Area Ratio (building area divided by lot area) e. Lot Coverage (building footprint divided by lot area) f. Height of all buildings and structures g. Percentage of greenspace (landscaped areas divided by lot area) h. Parking spaces	<input checked="" type="checkbox"/>	
5. Landscape Plan a. Bufferyards b. Parking Areas c. Screening and fencing locations d. Plant lists including the following: Latin and Common Names, Number of each planting material, and Size at planting.	<input checked="" type="checkbox"/>	





DEPARTMENT OF CITY DEVELOPMENT



Required Submittal Item	Applicant Submitted	City Received
6. Lighting Plan a. Location of light fixtures b. A cut sheet of light fixtures with indication of cut-offs or shielding c. Illumination diagram indicating intensity of lighting on the property.	<input checked="" type="checkbox"/>	
7. Floor Plan a. Preliminary floor plan layout of all buildings/structures b. Labels for the type of use of the area c. Labels for square footage of the area	<input checked="" type="checkbox"/>	
8. Engineering Plan a. Stormwater Plan (Drainage pattern, flow, detention) b. Existing and proposed roadway and access configurations c. Cross access	<input checked="" type="checkbox"/>	
9. Signage Plan a. dimensioned color elevations of signage b. A diagram showing the location of the proposed signage	<input checked="" type="checkbox"/>	
10. Building/site elevations (if new building or exterior changes planned) a. Building elevations showing all four sides of the buildings in color b. Elevation of trash enclosure area	<input checked="" type="checkbox"/>	
11. Building Material Samples (if making exterior changes)	<input checked="" type="checkbox"/>	
12. Review Fee	<input checked="" type="checkbox"/>	

Acknowledgement and authorization signatures

A conditional use is not like a building permit; applying does not mean it will be approved.

The approval may contain conditions related to the improvement of the site which must be met prior to the issuance of a building occupancy permit. Conditions related to the operational aspect(s) of the business must be complied with at all times. That, in the event site improvement work required by ordinance cannot be completed prior to desired occupancy, a financial assurance, at 100% of the improvement estimate, guaranteeing completion of the required improvements must be placed on file with the City of Racine. Estimates and Assurance documents are subject to the review and final approval by the City. Improvements may include but are not limited to landscaping, fencing, lighting, pavement surfacing and sealing, dumpster enclosures, and exterior building improvements;

The signature(s) hereby certify that the statements made by myself and constituting part of this application are true and correct. I am fully aware that any misrepresentation of any information on this application may be grounds for denial of this application.

Owner Signature (acknowledgement and authorization):  Date: 3/24/22

Applicant Signature (acknowledgement):  Date: 3/24/22



(262) 636-9151



CityDevelopment@cityofracine.org



730 Washington Avenue, Room 102
Racine, Wisconsin 53403



www.buildupracine.org

DESCRIPTION OF PROJECT 2817 EATON LANE RACINE WI

RACINE RECOVERY IS SEEKING APPROVAL TO OCCUPY 2817 EATON LANE AND ITS ADJACENT PARCEL. TOWING AND REPAIR SERVICES WOULD BE PROVIDED OUT OF THIS FACILITY. OFFICE HOURS OF OPERATION WILL BE MONDAY THROUGH FRIDAY 8-5 AND SATURDAY 8-12. THE CURRENT USE OF THE SITE IS A WAREHOUSE. WE WOULD LIKE TO OCCUPY THE STRUCTURE UTILIZING THE EXISTING OFFICE SPACE AND PROVIDE SERVICE THROUGH THE ONE OVERHEAD GARAGE DOOR. THE BUILDING WILL BE LIGHTED TO PROVIDE ADDITIONAL SERCURITY. THE PERMITER IS CURRENTLY FENCED IN WITH A SLIDING GATE. THIS WILL REMAIN IN PLACE. THE STORAGE LOT IS CURRENTLY GRASS BUT WILL BE CONVERTED TO GRAVEL TO TEMPORARILY STORE VEHICLES BROUGHT IN OFF TOW.THERE WILL BE TWO OFFSTREET CUSTOMER PARKING STALLS. EMPLOYEES AND TRUCKS WILL BE PARKED IN THE FENCED IN AREA.

