



City of Racine

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

File Number: Res. 0290-22

Agenda Date: 05/03/2022

File Type: Resolution

2817 & 2811 Eaton Lane

Resolved, that based on the findings of fact, the request from Racine Recovery LLC to operate a tow yard at 2817 Eaton Lane and 2811 Eaton Lane, classified as use similar to those permitted in the I-1 zone, is approved, subject to the following conditions:

- a) That the plans presented to the Planning, Heritage, and Design Commission on April 27, 2022, be approved subject to the conditions contained herein.
- b) That any proposed signage be reviewed and approved by the planning division before a permit is granted.
- c) That a stormwater drainage plan be submitted and approved for the paving of the lot before paving permits are pulled as required by Sec. 114-739 of the Municipal Code.
- d) That the lot be paved per the submitted plans before receiving an occupancy permit.
- e) That the chain link fence on the west and east sections of the property be replaced by a solid fence as required by Sec. 114-734 of the Municipal Code and that the fence on the east be 10' in height as an exception to Sec. 114-757.
- f) That service and storage be limited to two axle passenger vehicles.
- g) That an updated site plan showing two additional parking spaces as required by Sec. 114-1188 of the Municipal Code and the transitional yard required by Sec. 114-570, be submitted and approved by the Planning Division before the issuing of an occupancy permit.
- h) That all codes and ordinances are complied with and required permits acquired.
- i) 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.

That this conditional use permit is subject to review of the Planning, Heritage, and Design Commission for compliance with the listed conditions.

Fiscal Note: N/A