



# City of Racine

City Hall  
730 Washington Ave.  
Racine, WI 53403  
[www.cityofracine.org](http://www.cityofracine.org)

## Legislative Report

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**File Number: Res. 0919-19**

**Agenda Date: 08/20/2019**

**File Type: Resolution**

6006 – 21<sup>st</sup> Street

That based on the findings of fact, the request from SEKAO Inc. seeking a major amendment to an existing conditional use permit to allow a garage for the storage and servicing of motor vehicles with automobile vehicle sales at 6006 – 21st Street be approved, subject to the following conditions:

- a. That the plans presented to the Plan Commission on August 14, 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. The street trees required by Racine Ordinance section 102-58(b) depicted on the landscaping plan as autumn blaze maple, be changed to another species and approved by the City forester prior to installation.
  2. The proposed arbor vitae trees depicted on the landscaping plan be planted seven feet apart, instead of ten feet apart, to meet the screening requirements of Racine Ordinance section 114-1168 and be at least five feet in height at the time of planting.
  3. Approval of a drainage plan and installation of improvements for the site as required by Racine Ordinance section 114-739; said plan shall indicate where the lot drains and the layout of the storm sewer.
- 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 hours of operation are Mondays through Fridays 8:00 AM to 6:00 PM, and Saturdays from 8:00 AM to 4:00 PM.
- e. That sales of vehicles be limited to passenger vehicles and shall not include commercial trucks, buses, vans or vehicles with more than two axles.
- f. That no unscreened outdoor storage of materials and goods occur on the site.
- g. That vehicles be located on paved surfaces at all times.
- 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 Plan Commission, and no major changes be made from the conditions of this permit without the approval of the Common Council.
- j. That this conditional use permit is subject to Plan Commission review for compliance with the listed conditions.

Fiscal Note: N/A