

PLANNING, HERITAGE, AND DESIGN COMMISSION

MAY 5, 2020



CONDITIONAL USE

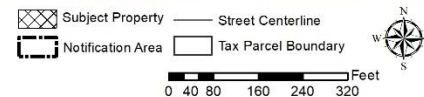
Request from Larry Erlich of LE IX LLC seeking a conditional use permit to operate a recycling drop-off site for metals and automobiles and a 15 sq. ft. electronic message sign on the southern 4.25 acre portion of the property at 1917 S. Memorial Drive.

BIRD'S EYE VIEW



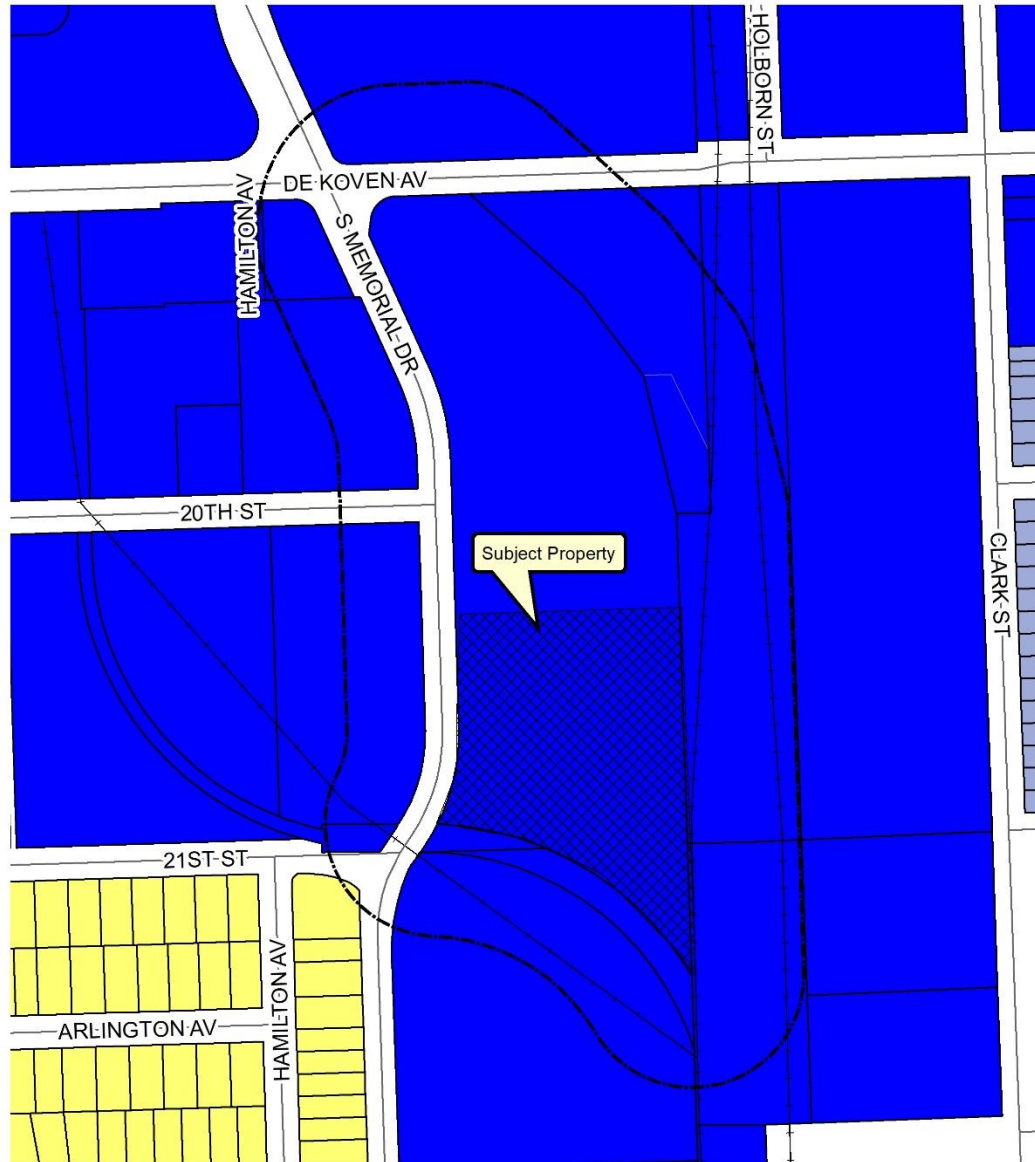


Conditional Use Request - 1917 S. Memorial Drive



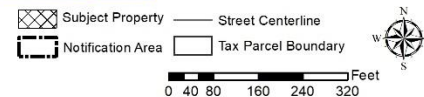


Conditional Use Request - 1917 S. Memorial Drive



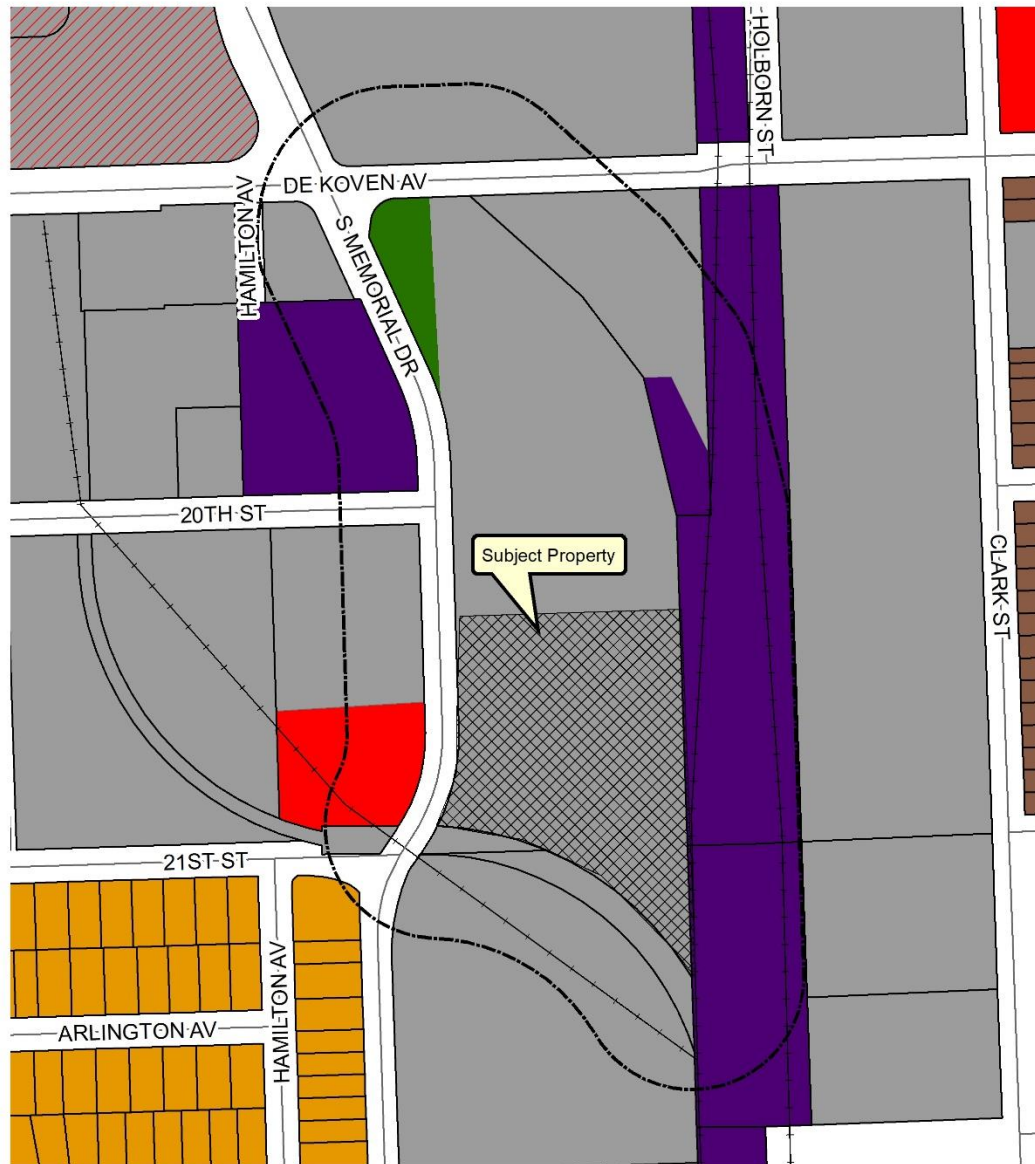
Zoning Designation

Yellow R-2 Blue R-3 Blue I-2



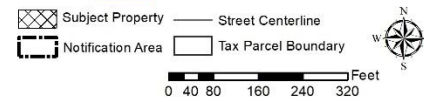


Conditional Use Request - 1917 S. Memorial Drive



Land Use Designation

- Medium Density Residential
- Commercial
- Industrial
- Recreational
- Transportation, Communication and Utilities



SITE PHOTOS

LOOKING EAST AT SITE FROM
MEMORIAL DRIVE



LOOKING AT SOUTHERN
PORTION OF SITE



SITE PHOTOS

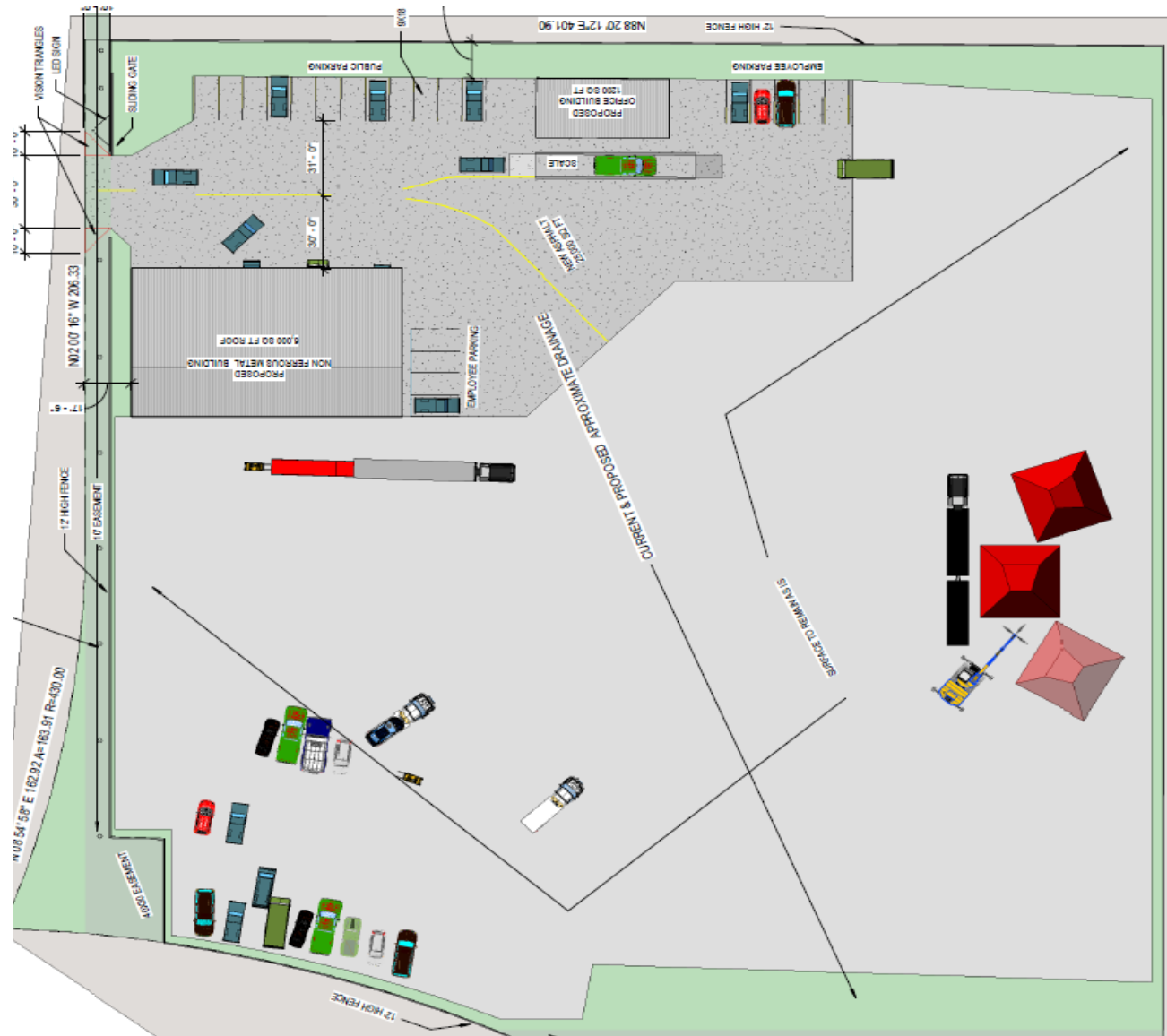
LOOKING WEST FROM SITE
ACROSS MEMORIAL DRIVE



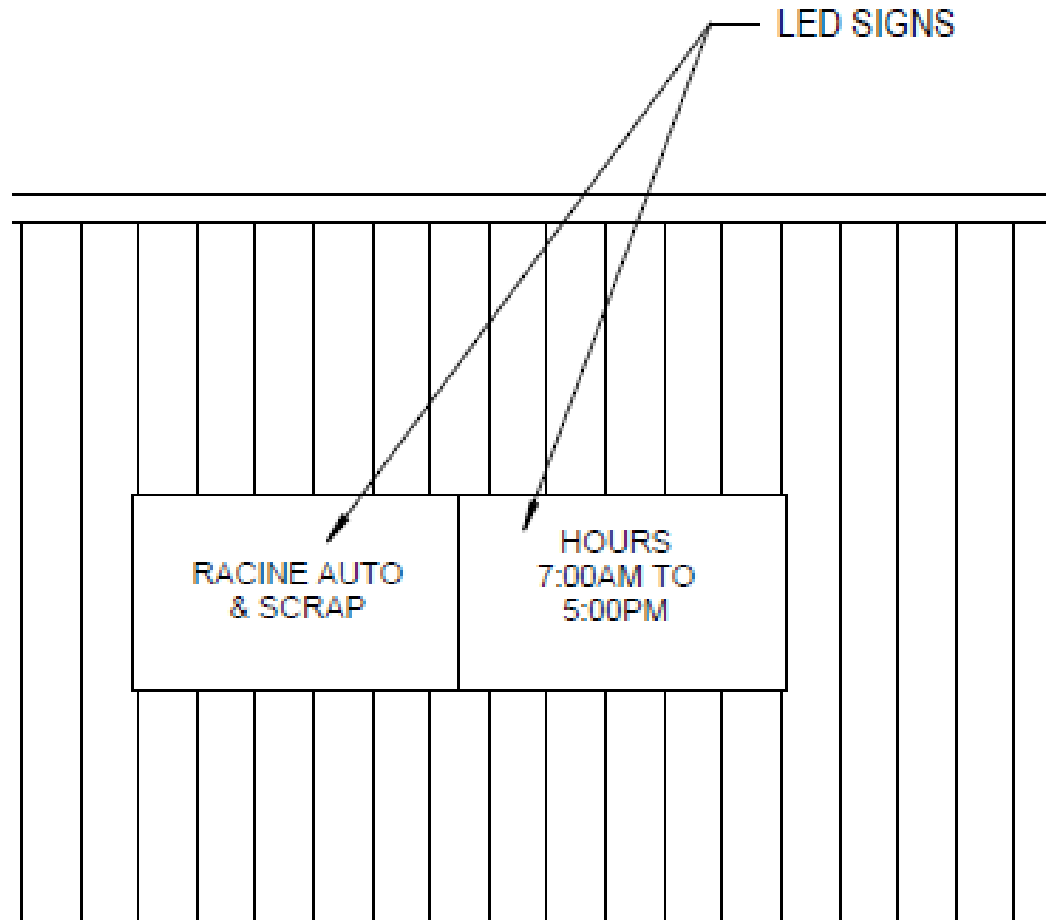
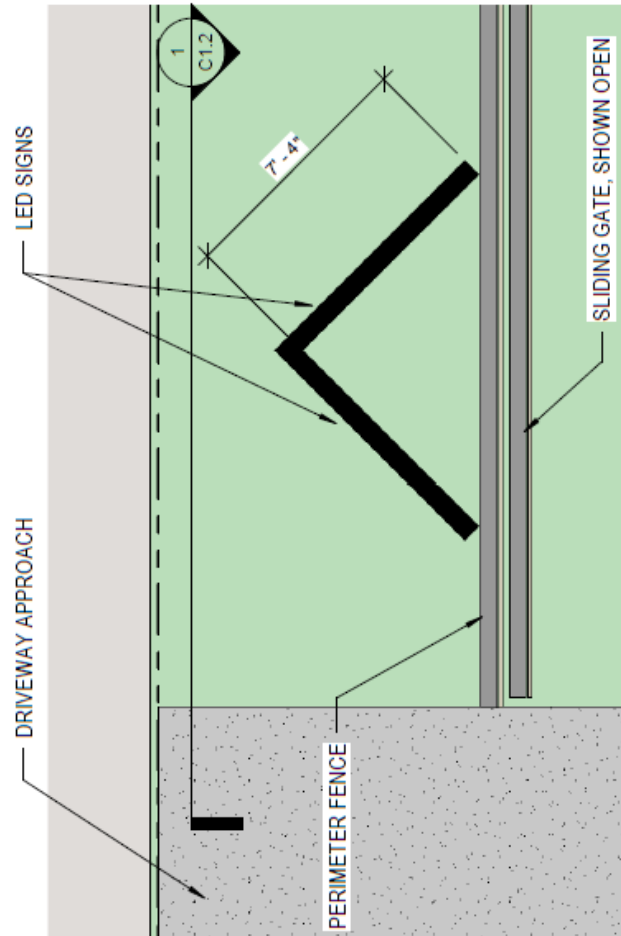
LOOKING NORTH ON
MEMORIAL DRIVE



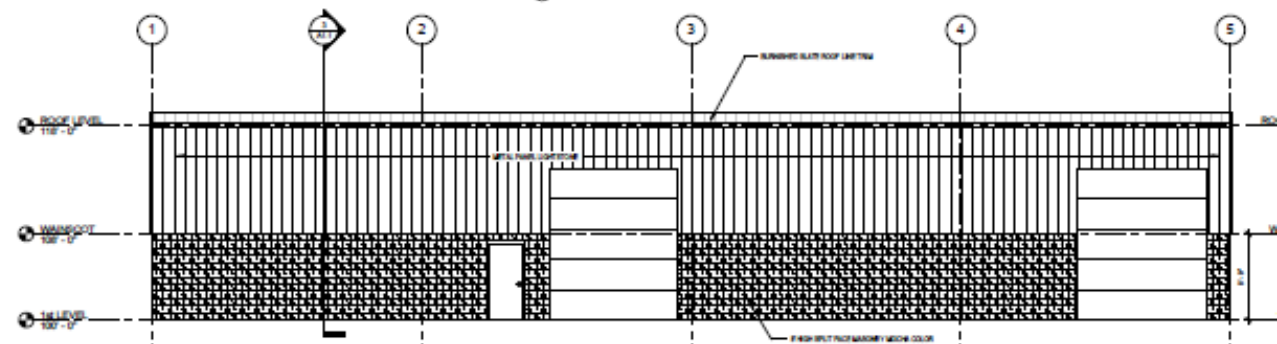
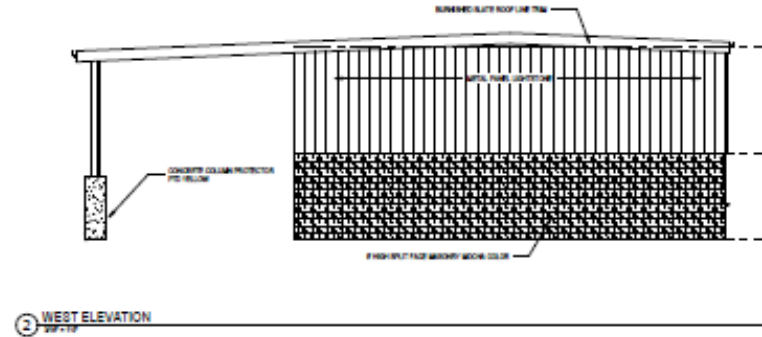
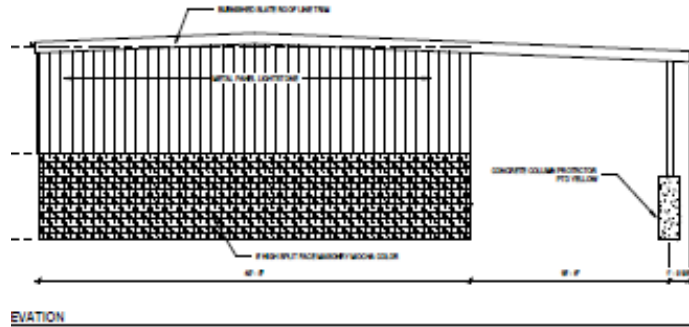
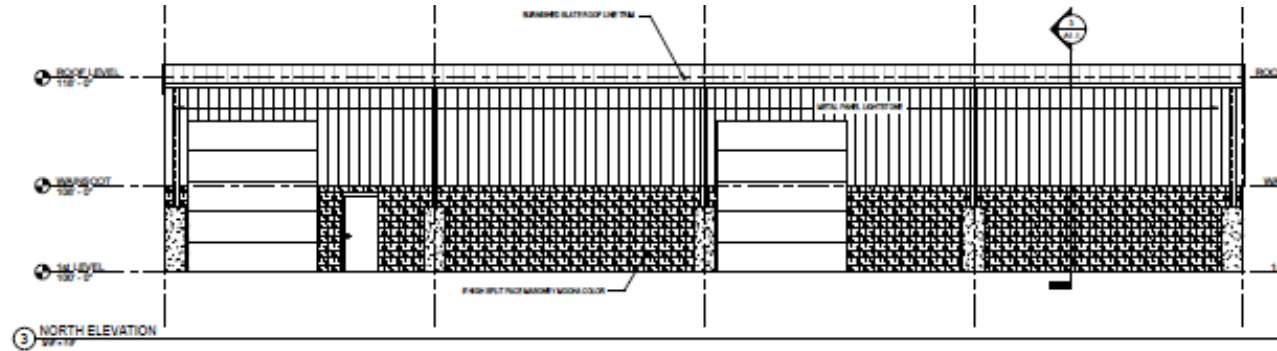
SITE PLAN



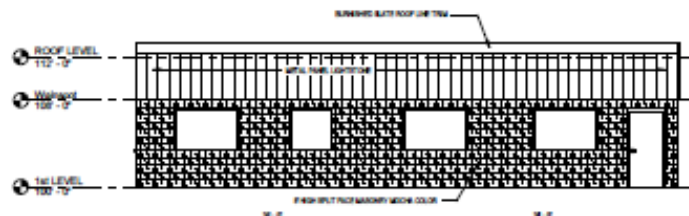
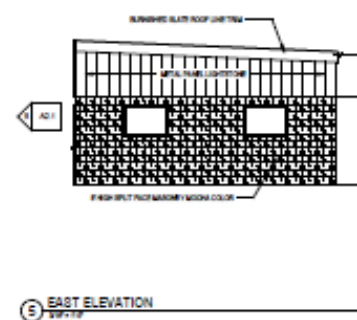
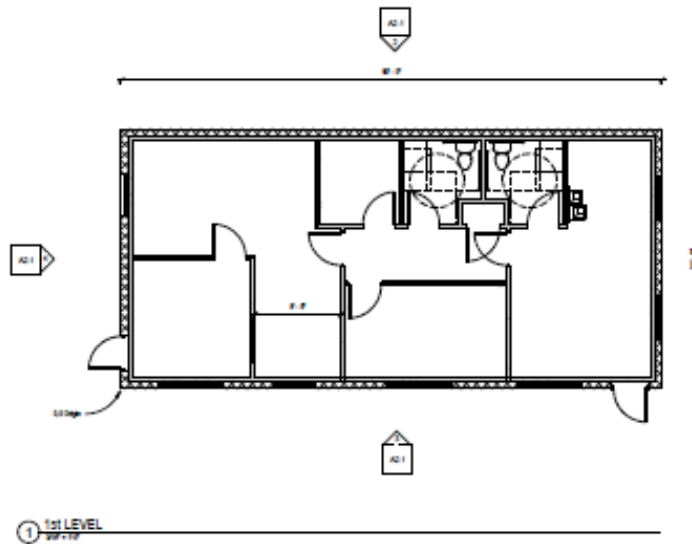
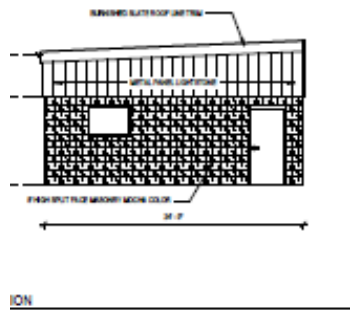
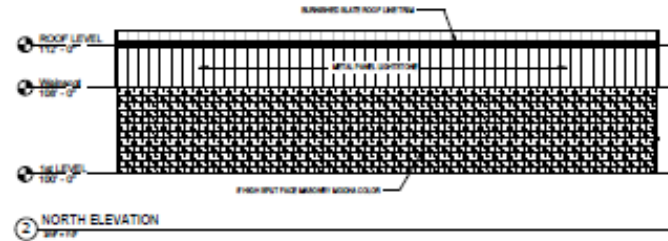
SIGNAGE DETAILS



WAREHOUSE ELEVATIONS



OFFICE ELEVATIONS



APPLICATION AND BUSINESS SUMMARY



- Construction of a 6,000 square foot warehouse building and a 1,200 square foot office building; installation of an electronic message sign.
- 12 foot privacy fence around entire property, landscaping along S. Memorial Drive.
- Hire up to 20 workers, earning roughly \$60,000 annually with full benefits.
- All metals and autos collected are shipped from the site. Processing and crushing occur off-site.
- Hours of operation would be 6:00 am- 6:00 pm with public hours from 7:00 am – 5:00 pm

POSSIBLE ACTIONS

1. Approve the request as submitted; or
2. Approve the request with conditions deemed necessary to mitigate any adverse impacts that could arise from the project; or
3. Deny the request; or
4. Defer the request to obtain more specific information about the request.
5. Defer with a continuance of the public hearing to a date certain.



REQUIRED FINDINGS

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.
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.
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.
4. Adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided.
5. Adequate measures have been or will be taken to provide ingress and egress so designated as to minimize traffic congestion in the public streets.
6. The proposed conditional use is not contrary to the objectives of the current land use plan for the city.
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.



STAFF RECOMMENDATION

BASED ON THE FINDINGS OF FACT IN THIS REPORT, THAT THE REQUEST FROM LARRY ERLICH OF LE IX LLC, SEEKING A CONDITIONAL USE PERMIT FOR A RECYCLING DROP-OFF SITE FOR METALS AND AUTOMOBILES, WITH AN ELECTRONIC MESSAGE SIGN AT 1917 S. MEMORIAL DRIVE BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

- a) That the plans presented to the Planning, Heritage, and Design Commission on May 5, 2020 be approved subject to the conditions contained herein.
- b) That the following development standards be complied with prior to occupancy unless otherwise noted:



STAFF RECOMMENDATION

1. Submission of a stormwater drainage plan and installation of any required improvements to handle drainage in accordance with Sec. 114-739.
 2. That the electronic message signage not be installed on the property until all improvements shown on the plan are installed on the site.
- c) That if, prior to the issuance of an Occupancy Permit or becoming operational, 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 (1) year from the date of issuance. The surety format and content is subject to review and approval by the City Attorney.
- d) That an exception from the requirement of Sec. 114-759 limiting the height of the fence to 10 feet, and authorizing a 12-foot fence.



STAFF RECOMMENDATION

- e) That the electronic message sign be operated in accordance with the following operational standards:
1. Maximum brightness levels for electronic or digital display signs shall not exceed 5000 nits when measured from the sign's face at its maximum brightness, between sunrise and sunset, as determined by the National Weather Service.
 2. Maximum brightness levels for electronic, digital display signs shall not exceed 500 nits when measured from the sign's face at its maximum brightness, between sunset and sunrise, as determined by the National Weather Service.
 3. Each message change shall be accomplished in one second or less, and each message shall remain in a fixed position for a minimum of 12 seconds.
 4. The use of scrolling, flashing, blinking, chasing, or traveling lights, videos, or similar animation is prohibited except during message changes.
 5. The brick on the monument sign be the same style and pattern as what is used on the building(s) on site.



STAFF RECOMMENDATION

- f) That Federal and State requirements for recycling collection facilities be adhered to at all times.
- g) That materials on the site be no higher than 10 feet above ground level at any time.
- h) That hours of operation shall be 6:00 AM – 6:00 PM Monday – Saturday.
- i) That all codes and ordinances are complied with and required permits acquired.
- j) 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.
- k) That this conditional use permit is subject to Planning, Heritage, and Design Commission review for compliance with the listed conditions.

