



City of Racine

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

Legislative Report

File Number: Res. 0586-21

Agenda Date: 07/20/2021

File Type: Resolution

4801 Washington Avenue

Resolved, that, based on the findings of fact, the request from Cogent Flagler, LLC, seeking a major amendment to an existing conditional use permit to allow interior, climate-controlled self-storage warehousing at 4801 Washington Avenue be approved, subject to the following conditions:

- a. That the plans presented to the Planning, Heritage, and Design Commission on July 14, 2021, be approved subject to the conditions contained herein.
- b. That the following development standards be complied with prior to occupancy certificate issuance:
 1. Landscaping indicated on the site plan be installed.
 2. That the debris and removal of unused equipment (outdoor storage) in the rear and loading dock area occurs.
 3. Chain link fencing which is in disrepair be removed and installation of screening fencing for the area be installed; details to be submitted to and approved by City Development prior to building permits.
- c. That if, prior to the issuance of an Occupancy Permit, required development standards 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 a Certified Survey Map (CSM) be recorded creating the out lot indicated on the site plan and the dilapidated maintenance shed be removed prior to the issuance of any building permits for this project.
- e. That the facility be closed from 10:00 p.m. to 6:30 a.m. seven days per week.
- f. That any outdoor storage or parking of commercial vehicles outside overnight is prohibited.

- g. That signage be submitted to and approved by the Department of City Development's Planning Division prior to installation and permitting.
- h. 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.
- i. That this conditional use permit is subject to Planning, Heritage, and Design Commission review for compliance with the listed conditions.

Fiscal Note: N/A