



Legislation Details

File #:	Res.0163-17	Version:	A	Name:	Addition to 3014 Northwestern Avenue
Type:	Resolution	Status:		Status:	Passed
File created:	5/2/2017	In control:		In control:	City Attorney's Office
On agenda:	5/2/2017	Final action:		Final action:	5/2/2017
Title:	Addition to 3014 Northwestern Avenue				

Resolved, that the request by Darryl Sturino of Sturino Funeral Home, 3014 Northwestern Avenue, seeking an amendment to their conditional use permit to construct an addition totaling 1,200 square feet +/- onto the main building, and a canopy with associated drive area modifications is approved, subject to the following conditions:

a. That the plans presented to the City Plan Commission on April 26, 2017 be approved subject to the conditions stated herein.

b. That all applicable ordinances be complied with and permits acquired, unless otherwise accepted herein.

c. That the following exceptions are granted:

1. To Section 114-410 Restricted Office District, Front Yard: a setback of 15.5 feet, rather than the required 25 feet.
2. To Section 114-735.5 (b)(1) Building Design Standards: aluminized steel siding within eight feet of grade.

d. That the hours of operation are Monday through Friday 8:00 a.m. to 4:00 p.m., visitations until 9:00 p.m., and other hours by appointment.

e. That the following site improvements shall be completed prior to the issuance of an occupancy permit, and in compliance with the approved plans:

1. Paving and striping of all parking and drives areas.
2. Completion of all landscaping and site lighting improvements.
3. Submittal of cut sheets and photometric plans for under canopy lighting.

f. If any improvements listed in condition "f" cannot be completed prior to the occupancy, then the applicant or owner shall provide the City with a letter of credit, bond, or other acceptable financial security, equal in value to the required improvements, subject to the following:

1. The financial security documents shall be submitted for the review and approval of the Director of City Development, shall be issued in the City's favor, shall be in effect for one year from the date of issuance, shall be extended beyond the expiration date if deemed necessary by the City of Racine, and shall require that the issuer give a 90 day notice to the Department of City Development prior to the expiration of the financial assurance.
2. The City is authorized by this conditional use permit to enter the site, implement the plan(s) and draw on the financial security for the cost of implementation if required improvements are not implemented by the dates stated. Any costs incurred in excess of the value of the financial security shall be paid by the applicant or owner or shall be imposed as a special charge against the real property in accordance with the applicable statute.
3. By operating under this conditional use, the applicant and owner give permission to the City to enter upon the property for purpose hereby described.

g. That all trash and recyclables be stored in closed containers and screened from view.

h. That this approval includes the relocation of the existing signage as described in the plans.

i. That no minor changes be made without the approval of the Plan Commission and no major changes be made without the approval of the Common Council.

j. That this development is subject to Plan Commission review for compliance with the listed conditions.

Fiscal Note: N/A

Sponsors: Dennis Wiser

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
5/2/2017	A	Common Council	Approved as Presented	Pass