



## Legislation Details

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<b>File #:</b>	Res.0236-17	<b>Version:</b>	A	<b>Name:</b>	Office and Showroom at 3457 Douglas Avenue
<b>Type:</b>	Resolution	<b>Status:</b>		<b>Status:</b>	Passed
<b>File created:</b>	7/5/2017	<b>In control:</b>		<b>In control:</b>	City Attorney's Office
<b>On agenda:</b>	7/5/2017	<b>Final action:</b>		<b>Final action:</b>	7/5/2017
<b>Title:</b>	Office and Showroom at 3457 Douglas Avenue				

Resolved, that the request of John Conner Co., LLC Plumbing seeking a conditional use permit to operate a plumbing contractors office and showroom at 3457 Douglas Avenue is approved, subject to the following conditions:

- a. That the plans presented to the Plan Commission on June 14, 2017 be approved subject to the conditions contained herein.
- b. That all license requirements from the State of Wisconsin and City of Racine be obtained, complied with, and kept current at all times.
- c. That the hours of operation be Monday-Friday 8 a.m. to 5 p.m. and Saturday from 8 a.m. to 12 p.m. with no hours on Sunday.
- d. That an exception be granted to allow the business to use the parcel zoned R-3 to the east for access lining up with the exiting access drive.
- e. That the pavement for the parking lot as shown on the approved plan be installed prior to issuance of an occupancy permit.
- f. That the parking lot has signs that clearly show entrances and exits as well as painted arrows to clearly define the flow of traffic prior to the issuance of an occupancy permit.
- g. That approved screening be put in place to screen the residential properties to the East and South East from the building prior to the issuance of an occupancy permit.
- h. That a landscaping plan shall be submitted to and approved by the director of City Development prior to issuance of an occupancy permit.
- i. That all landscaping be professionally installed before the end of the growing season following the issuance of an occupancy permit.
- j. That all signage from previous businesses be removed from all around the building prior to the issuance of an occupancy permit.
- k. That all signs shall be professionally made comply with zoning ordinance requirements, and be approved by the director of City Development prior to issuance of a sign permit.
- l. That the Northern most drive onto Douglas Avenue be removed prior to the issuance of an occupancy permit.
- m. That a façade plan shall be submitted to and approved by the director of City Development for the entrance to the showroom prior to issuance of a building permit and installed prior to the issuance of an occupancy permit.
- n. That all codes and ordinances be complied with and required permits acquired.

o. That no major 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.

p. That this conditional use permit 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
7/5/2017	A	Common Council	Approved as Presented	Pass