



Legislation Details

File #:	Res.0156-18	Version:	A	Name:	1535 High Street
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File created:	5/15/2018	In control:		In control:	City Attorney's Office
On agenda:	5/15/2018	Final action:		Final action:	5/15/2018
Title:	1535 High Street				

Resolved, that the request from Sam and Lori Azarian seeking a major amendment to a conditional use permit for the construction yard component of a multi-tenant property at 1535 High Street is approved, subject to the following conditions:

- a) That the plans presented to the Plan Commission on May 9, 2018, be approved subject to the conditions contained herein.
- b) That the maximum hours of contractor activities at the site be from 6:00 a.m. to 9:00 p.m., Monday through Saturday, with no hours on Sunday.
- c) That all employee parking be contained on site.
- d) That no junked or inoperable vehicles be parked or stored at this location
- e) That any construction debris or scrap materials be stored in the yard areas south of the main building and screened from view.
- f) That all trash and recyclables be stored in closed containers and screened from view.
- g) That all signs be professionally made, comply with the zoning ordinance requirements and the final design details be submitted to the Director of City Development for final review and approval.
- h) That the office trailer addition and other building modifications, as depicted in the plans prepared by the firm Butterfield, Rudie & Seitz and dated December 11, 2017, and per alterations as required herein, be implemented subject to providing materials and color samples to the Director of City Development for review and approval, prior to implementation of said modifications.
- i) That prior to the issuance of an occupancy permit for the office addition the following shall be accomplished, but in no case later than December 31, 2018:
 - 1. The office addition shall be properly anchored to full footings and foundations and be properly attached/integrated into the existing building to the west.
 - 2. The office addition shall be made handicap accessible with the inclusion of an ADA compliant access ramp and the modification of all door handles, and that any other applicable and practicable modifications be made.
 - 3. That the office addition shall be in compliance with Racine Ordinance section 114-735.5(b)(1) by having a masonry exterior to a height of at least eight feet above grade. Brick wainscoting shall be installed on the north, east and south facades to a height of 40 to 48 inches from grade, with all surfaces above being covered in a cementitious siding.
 - 4. The access ramp and the access stairway shall be installed on proper footings and foundations.
 - 5. The accessibility, anchoring, ramp/stairway, and footings and foundation methods shall be certified

by a registered architect as to such measures meeting all applicable standards and codes, and said construction documents shall be presented to the Building Inspection Department for review and approval.

6. The structural and mechanical (plumbing, electrical, HVAC) integrity of the office addition shall be certified by a qualified individual or authority, and said certification presented to the Chief Building Inspector for review and approval.

j) That subject to the review and approval of the Director of City Development of materials, colors and planting types, the following shall be accomplished:

1. Fencing and walls around all parking and storage areas shall be installed as follows:

i. Along Memorial Drive and High Street frontages, chain link fencing with privacy screening enhancements shall not be accepted as a form of screening.

ii. The parking area fronting High Street shall have a wood wall, or a textured concrete wall, and gates fronting High Street may remain as chain link but must be in good repair and contain privacy slats of a color complimentary to the wood or concrete wall.

iii. Fencing shall be installed along the east property line. A chain link fence with privacy slats is acceptable and said fencing shall be installed within 24 months from the date of this approval. The necessity of said fencing may be reassessed by the Plan Commission within this 24 month period upon the request of the owner of the property at 1535 High Street.

2. Painting (as illustrated in the Azarian submittal) of the new concrete screening wall along North Memorial Drive and along High Street in an approved color.

3. The cementitious siding on the office addition shall match in color that of the existing building.

4. All parking and drive areas be repaired, sealed and striped.

5. A four to five feet wide landscaping strip be maintained between the new concrete wall and the eastern edge of the sidewalk along N. Memorial Dr. A landscaping plan shall be submitted prior to the installation of any landscaping materials. Landscaping shall be consistent with those standards referenced in the Racine Steel Castings Industrial Area Redevelopment Plan (December 6, 2006).

k) That if improvements described in condition "h" and "j" above are not completed by December 31, 2018, then a surety equal in value to the cost of the proposed improvements and their installation shall be submitted to the Director of City Development for review and approval. Said surety may be in the form of cash, a cashier's check, letter of credit, or bond. Said surety's form is subject to the approval of the City Attorney.

l) That final compliance to conditions "h" and "j" shall be achieved by December 31, 2018.

m) That through the approval of this conditional use permit amendment, the following exceptions to City ordinances, plans and covenants are herein granted:

1. Zoning Ordinance Section 114-787 (nonresidential use of a mobile home).

2. Stephan F. Olsen Industrial Park Declaration of Protective Covenants, Section 7, Building Design and Construction (all-masonry construction required).

3. Zoning Ordinance Section 114-1188 to allow one parking space per employee.

n) That all codes and ordinances be complied with and required permits acquired.

o) That no minor changes be made from the conditions of this permit without the 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 compliance reviews by the Plan Commission.

Fiscal Note: N/A

Sponsors: Jason Meekma

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
5/15/2018	A	Common Council	Adopted	