



## Legislation Details (With Text)

---

<b>File #:</b>	Res.0159-18	<b>Version:</b>	A	<b>Name:</b>	918 West Boulevard
<b>Type:</b>	Resolution	<b>Status:</b>		<b>Passed:</b>	Passed
<b>File created:</b>	5/15/2018	<b>In control:</b>		<b>City Attorney's Office:</b>	City Attorney's Office
<b>On agenda:</b>	5/15/2018	<b>Final action:</b>		<b>5/15/2018:</b>	5/15/2018
<b>Title:</b>	918 West Boulevard				

Resolved, that the request from Ramkumar Patel, seeking a conditional use permit to allow a takeout-carryout restaurant at 918 West Boulevard, 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 all license requirements from the State of Wisconsin and City of Racine be obtained, complied with, and kept current at all times.
- c) That all of the following occur by August 31, 2018:
  1. The original portion of the building be painted to match the addition and the wooden shingles be painted a different, complimentary color. Paint colors shall be submitted by the applicant to the Department of City Development for review and approval, prior to application on building.
  2. Installation of bollard(s) in front of entry doors and wheel stops in front of all parking spaces prevent vehicles blocking the building access walk.
  3. Restriping of parking spaces and resealing of the parking lot.
  4. Submission to and approval from the City Development Department of a landscaping plan, prior to obtaining approval for the takeout-carryout restaurant occupancy. Grass and shrubs shall be depicted on the eastern lot frontage in front of the building; grass shall be planted on the western portion of the building from the southern property line, north 28 feet to the alleyway line.
  5. Submission and approval to the City Development Department of plans for the trash storage area which shows that all trash and recycling be kept in closed containers which are completely screened from public view and includes a gate on the trash storage area.
  6. Adjustment of the lighting on the property so it is not angled at adjacent properties and complies with the requirements of Racine Ordinance section 114-742; LED strip lighting and other forms of decorative lighting on the building exterior is not permitted.
  7. Installation of a window, or treatment simulating the look of a window, on the building façade facing north or east. Plan detailing installation to be submitted to and approved by the City Development Department prior to installation.
  8. Existing pole signage shall be removed. Any future signage shall not be a pole sign and shall otherwise comply with the West Racine Revitalization plan signage guidelines. Signage plans to be submitted to the Department of City Development for review and approval, prior to installation.
- d) That if, prior to the issuance of an Occupancy Permit, required site improvements listed in "c" 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.

e) That in the event an exception from Racine Ordinance section 114-1188 is not granted, verification by the City Development Department that a shared parking agreement for no less than ten spaces has been obtained, prior to receiving occupancy for this takeout-carryout restaurant occupancy.

f) That hours of operation are seven days a week from 8:00 AM to 9:00 PM.

g) That alcohol not be consumed by patrons on premises at any time.

h) That an exception from Racine Ordinance section 114-1188 of ten parking spaces be granted with this conditional use.

i) That all codes and ordinances are complied with and required permits acquired. That no minor changes may be made from the conditions of this permit without approval of the Plan Commission, and no major changes may be made from the conditions of this permit without the approval of the Common council.

k) 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
5/15/2018	A	Common Council	Adopted	

Alderman Meekma

918 West Boulevard

Resolved, that the request from Ramkumar Patel, seeking a conditional use permit to allow a takeout-carryout restaurant at 918 West Boulevard, 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 all license requirements from the State of Wisconsin and City of Racine be obtained, complied with, and kept current at all times.

c) That all of the following occur by August 31, 2018:

1. The original portion of the building be painted to match the addition and the wooden shingles be painted a different, complimentary color. Paint colors shall be submitted by the applicant to the Department of City Development for review and approval, prior to application on building.

2. Installation of bollard(s) in front of entry doors and wheel stops in front of all parking spaces prevent vehicles blocking the building access walk.

3. Restriping of parking spaces and resealing of the parking lot.
  4. Submission to and approval from the City Development Department of a landscaping plan, prior to obtaining approval for the takeout-carryout restaurant occupancy. Grass and shrubs shall be depicted on the eastern lot frontage in front of the building; grass shall be planted on the western portion of the building from the southern property line, north 28 feet to the alleyway line.
  5. Submission and approval to the City Development Department of plans for the trash storage area which shows that all trash and recycling be kept in closed containers which are completely screened from public view and includes a gate on the trash storage area.
  6. Adjustment of the lighting on the property so it is not angled at adjacent properties and complies with the requirements of Racine Ordinance section 114-742; LED strip lighting and other forms of decorative lighting on the building exterior is not permitted.
  7. Installation of a window, or treatment simulating the look of a window, on the building façade facing north or east. Plan detailing installation to be submitted to and approved by the City Development Department prior to installation.
  8. Existing pole signage shall be removed. Any future signage shall not be a pole sign and shall otherwise comply with the West Racine Revitalization plan signage guidelines. Signage plans to be submitted to the Department of City Development for review and approval, prior to installation.
- d) That if, prior to the issuance of an Occupancy Permit, required site improvements listed in “c” 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.
- e) That in the event an exception from Racine Ordinance section 114-1188 is not granted, verification by the City Development Department that a shared parking agreement for no less than ten spaces has been obtained, prior to receiving occupancy for this takeout-carryout restaurant occupancy.
- f) That hours of operation are seven days a week from 8:00 AM to 9:00 PM.
- g) That alcohol not be consumed by patrons on premises at any time.
- h) That an exception from Racine Ordinance section 114-1188 of ten parking spaces be granted with this conditional use.
- i) That all codes and ordinances are complied with and required permits acquired. That no minor changes may be made from the conditions of this permit without approval of the Plan Commission, and no major changes may be made from the conditions of this permit without the approval of the Common council.
- k) That this conditional use permit is subject to Plan Commission review for compliance with the

listed conditions.

Fiscal Note: N/A