



## Legislation Details (With Text)

---

<b>File #:</b>	0994-18	<b>Version:</b>	A	<b>Name:</b>	CU 1325 - 14th Street (Res. 0303-18)
<b>Type:</b>	Conditional Use Permit	<b>Status:</b>		<b>Status:</b>	Passed
<b>File created:</b>	9/21/2018	<b>In control:</b>		<b>In control:</b>	City Plan Commission
<b>On agenda:</b>		<b>Final action:</b>		<b>Final action:</b>	10/2/2018
<b>Title:</b>	Subject: (Direct Referral) A request from Tom Paschen of Pet Parlor of Racine seeking a conditional use permit to operate an animal kennel in an existing building at 1325 - 14th Street. (PC-18) (Res. 0303-18)				

Recommendation of the City Plan Commission on 09-26-18: That based on the findings of fact, the request from Tom Paschen of Pet Parlor of Racine seeking a conditional use permit to operate an animal kennel in an existing building at 1325 - 14th Street be approved, subject to the following conditions:

- a. That the plans presented to the Plan Commission on September 26, 2018 be approved subject to the conditions contained herein.
- b. That all of the following development standards be complied with prior to occupancy:
  1. Site be landscaped and maintained as required by Sec. 114-743 in accordance with plans submitted by applicant. Any changes to plantings shall be submitted to the Department of City Development and approved prior to installation. Installation to occur by May 1, 2019; and
  2. Parking area be designed and installed as to meet all requirements of Sec. 114-Article XI; alternatively, a parking agreement for a parcel within 500 feet for the required spaces may be entered into; and
  3. Provision of a loading space on the lot as required by Sec. 114-1223; and
  4. Chain link fencing be removed and wood privacy fencing proposed by applicant which meets requirements of Sec. 114- Article VII, Division 7 be installed prior to June 1, 2019; and
  5. If providing parking on the parcel, submittal of a drainage plan for the site as required by Sec. 114-739; said plan shall indicate where the lot drains and the layout of the storm sewer. Upon approval of the drainage plan, installation of improvements as required by the plan shall be installed no later than September 1, 2019.
- c. That if, prior to the issuance of an Occupancy Permit, required site improvements 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 (1) year from the date of issuance. The surety format and content is subject to review and approval by the City Attorney.
- d. If not already in existence, that a cross access agreement with the property to the west be developed and recorded with the Racine County Register of Deeds by September 1, 2019, ensuring joint access to the common drive area.
- e. That all codes and ordinances are complied with and required permits acquired.
- f. That no minor 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.
- g. That this conditional use permit is subject to Plan Commission review for compliance with the listed conditions.

Fiscal Note: N/A

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 1325 - 14th St. Review & Recommendations, 2. 1325 - 14th St. Applicant Submittal, 3. 1325 - 14th St. Public Hearing Notice

Date	Ver.	Action By	Action	Result
10/2/2018	A	Common Council	Approved as Presented	Pass
9/26/2018	A	City Plan Commission	Recommended For Approval	Pass

**Subject:** (Direct Referral) A request from Tom Paschen of Pet Parlor of Racine seeking a conditional use permit to operate an animal kennel in an existing building at 1325 - 14th Street. (PC-18) (Res. 0303-18)

**Recommendation of the City Plan Commission on 09-26-18:** That based on the findings of fact, the request from Tom Paschen of Pet Parlor of Racine seeking a conditional use permit to operate an animal kennel in an existing building at 1325 - 14th Street be approved, subject to the following conditions:

- a. That the plans presented to the Plan Commission on September 26, 2018 be approved subject to the conditions contained herein.
- b. That all of the following development standards be complied with prior to occupancy:
  1. Site be landscaped and maintained as required by Sec. 114-743 in accordance with plans submitted by applicant. Any changes to plantings shall be submitted to the Department of City Development and approved prior to installation. Installation to occur by May 1, 2019; and
  2. Parking area be designed and installed as to meet all requirements of Sec. 114-Article XI; alternatively, a parking agreement for a parcel within 500 feet for the required spaces may be entered into; and
  3. Provision of a loading space on the lot as required by Sec. 114-1223; and
  4. Chain link fencing be removed and wood privacy fencing proposed by applicant which meets requirements of Sec. 114- Article VII, Division 7 be installed prior to June 1, 2019; and
  5. If providing parking on the parcel, submittal of a drainage plan for the site as required by Sec. 114-739; said plan shall indicate where the lot drains and the layout of the storm sewer. Upon approval of the drainage plan, installation of improvements as required by the plan shall be installed no later than September 1, 2019.
- c. That if, prior to the issuance of an Occupancy Permit, required site improvements 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 (1) year from the date of issuance. The surety format and content is subject to review and approval by the City Attorney.
- d. If not already in existence, that a cross access agreement with the property to the west be developed and recorded with the Racine County Register of Deeds by September 1, 2019, ensuring joint access to the common drive area.
- e. That all codes and ordinances are complied with and required permits acquired.
- f. That no minor 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.
- g. That this conditional use permit is subject to Plan Commission review for compliance with the listed conditions.

**Fiscal Note:** N/A