



Legislation Text

File #: Res.0269-17, **Version:** A

Alderman Shakoor

2100 Rapids Drive

That the request from Benjamin Nelson representing Car Corner seeking a conditional use permit to operate an auto sales shop with service at 2100 Rapids Drive is approved, subject to the following conditions:

- a. That the plans presented to the Plan Commission on July 26, 2017 is 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-Thursday 9 a.m. to 8 p.m. and 9 a.m. to 5 p.m. Friday and Saturday with no hours on Sunday.
- d. That prior to the issuance of and occupancy permit the landscaping and paving plan shall be implemented in accordance with plans submitted for the review and approval of the Director of City Development. Said landscape and paving plan shall, at a minimum, illustrate:
 1. Planter beds with plantings directly adjacent to the building's office area.
 2. Planters with plantings to be placed around the perimeter of the parking and display lots.
 3. Planter with plantings at the base of the pole sign on Rapids Drive.
 4. Enclosure for the dumpster area.
 5. Yard area east of the building, fronting on Mt. Pleasant Street.
 6. Paving and stripping of the Northern/rear parking area.
 7. Striping of the Southern/front parking and display lot.
- e. That if improvements listed under condition "d" above cannot be completed before the end of the growing season following the issuance of and occupancy permit, then the applicant shall submit to the Director of City Development a financial surety, such as a bond, letter of credit, cash or other recognized assurance. An estimate of the cost of completing said improvements is to be provided by the applicant and the financial assurance issued in an amount equal of the value of the incomplete improvements. The financial assurance shall be kept on file with the Department of City

Development, with the content and format of said assurance subject to review and approval of the City Attorney. In no case shall the improvements under condition “d” be installed later than June 1, 2018.

- f. 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.
- g. That all codes and ordinances be complied with and required permits acquired.
- h. 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.
- i. That this conditional use permit is subject to Plan commission review for compliance with the listed conditions.

Fiscal Note: N/A